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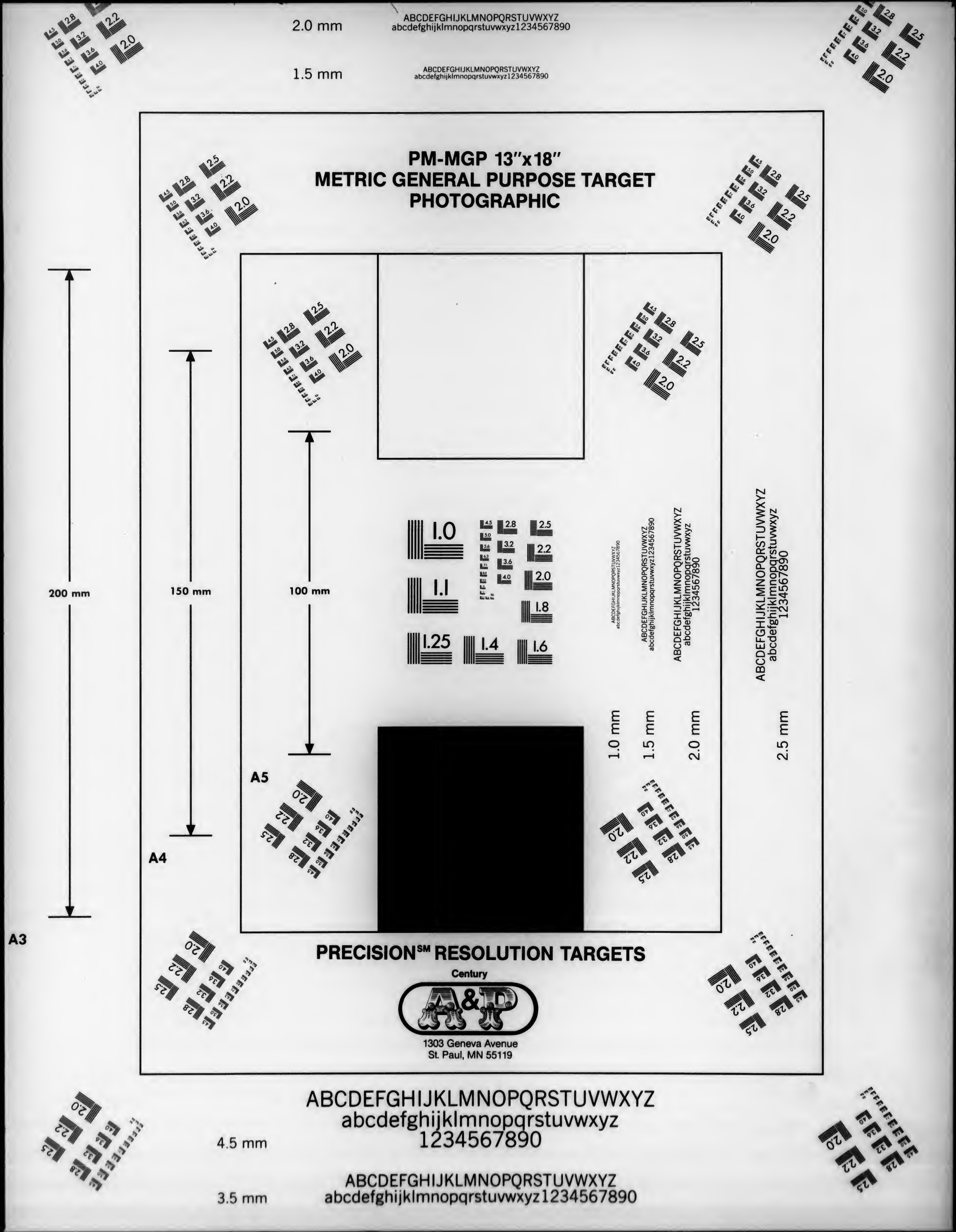

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THE APPRAISAL OF URBAN LAND AND BUILDINGS

A WORKING MANUAL FOR CITY ASSESSORS

By
CUTHBERT E. REEVES
Consulting Engineer, Buffalo, New York

Publication Number 11
Price 50 cents

Municipal Administration Service
261 Broadway, New York City
1928

MUNICIPAL ADMINISTRATION SERVICE

261 Broadway, New York City

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THE APPRAISAL OF URBAN LAND AND BUILDINGS

A WORKING MANUAL FOR CITY ASSESSORS

By

CUTHBERT E. REEVES

Consulting Engineer, Buffalo, New York

Publication Number 11

Municipal Administration Service
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1928

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FOREWORD

As long as the general property tax continues to be the basic element of our local tax system, the problem of accurately assessing real property will be of the greatest importance to the government official, the taxpayer and the citizen. The official is interested in obtaining the greatest revenue with the lowest possible tax rate. The taxpayer does not want to pay more than his just share of the cost of government, by reason of an inequitable assessment; nor does he enjoy seeing his neighbor thereby escape his just contribution. The average citizen is interested in both angles of the problem; he desires a low tax rate to give his city a good reputation in the business world, a revenue adequate for the needs of its government, and at the same time fairness to all taxpayers, be they rich or poor.

To attain this end—to achieve equity in the general property tax—a system of fair and accurate appraisal is the first essential. Without it justice in taxation may be but a mockery. It is unfortunately true, however, that far too often real estate is improperly appraised. Appraisement methods differ widely throughout the country. In some cities highly complicated systems are in use; in others we find the assessor evaluating property simply upon the basis of his own personal judgment. This latter method, or rather lack of method, still is prevalent, particularly in our smaller cities, and contributes largely to unfair appraisals. Perhaps one reason for this has been the complexity of the more scientific methods of appraisal and the resulting failure of assessors generally to comprehend them. Obviously, for best results methods of evaluation and appraisement should be as simple, as easily understood, and as easily applied as possible.

Cuthbert E. Reeves offers in this pamphlet a procedure which meets these requirements. It has the virtue of being scientific in method, and at the same time readily comprehensible by almost anyone, a quality few others possess. Furthermore, a valuable work has been done in attacking fallacies underlying certain principles of some of the systems now in use.

Mr. Reeves' experience and training give him an excellent background for the preparation of this manual; he has supplemented his technical training and natural bent for research with practical experience through contacts in his work with many assessment and other appraisal problems. From 1906 to 1914 he was with the engineering department of the New York Central Railroad in technical and executive capacities. In 1914 he entered private practice and has since been engaged in valuation work, serving many municipalities in assessment appraisals and litigation. He has been consultant to the Buffalo Real Estate Board on various occasions, and for several years was chairman of the committee on appraisal and assessment methods of the New York State Association of Real Estate Boards.

To staff members of research bureaus who have aided in the preparation of this work by criticism and suggestion, and particularly to Mr. Philip H. Cornick of the National Institute of Public Administration, whose comments and advice have been of great help in editing this work, our cordial thanks are extended.

WELLES A. GRAY,
Editor

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THE APPRAISAL OF URBAN LAND AND BUILDINGS

A WORKING MANUAL FOR CITY ASSESSORS

BY CUTHBERT E. REEVES

Consulting Engineer, Buffalo, New York

INTRODUCTION—GENERAL PRINCIPLES

This manual has been prepared with the intention and hope that it will serve a twofold purpose: first, to explain and illustrate those problems commonly met in the appraisal of land and buildings; and second, to be a handbook for use in the valuation of urban and other properties where cost of reproduction less depreciation is the principal basis of estimation. It will certainly serve as a guide to systematization and orderly thinking on the part of assessors and others whose responsibilities demand a high measure of consistency in this work.

Much has been written in argument and discussion of this problem and the author will add only so much as he deems necessary to justify his adoption of certain methods and principles.

The fundamental requirement of an assessment roll is that it distribute equitably the burden of paying for the multitudinous services now required from a municipality. To do this the human equation must be eliminated as far as practicable. For the individuality of the appraiser and his varying judgment, affected as they are from day to day by many contacts, there must be substituted a system working with mechanical precision, and supplemented by individual judgment only when necessitated by unusual physical or economic considerations. Not only must the assessor subordinate his identity, but the property assessed must also become impersonal; it is the property that is to be assessed, not its owner.

The value of an individual parcel is, of course, subject to the tests of income and of sale, and the sum of the values of the land and of the improvements thereon cannot exceed the whole value thus found. Fundamentally, however, rental and sale values depend upon cost of reproduction less depreciation, the latter including not only physical deterioration but also obsolescence due to inadequacy, supersession and other factors.

Even were sale or rental values available upon each and every parcel, in order to promulgate an appraisal free from the identity of the vendor and vendee, the lessor and the lessee, the appraiser must use the cost of reproduction less depreciation as his base, resorting to sale and rental data only to determine his unit values and for confirmation of his conclusions as to depreciation.

There is no mystery about the determination of land or building values; certain economic principles have been found to prevail and the application of those principles should be made as simply and intelligibly as possible. Certainly there is no justification for the adoption of a copyrighted "system" or one based upon principles or rules which are secret and mysterious and require the services of self-styled experts to interpret and apply. No assessor or other appraiser should be guilty of arriving at results by the use of methods which he himself does not understand and in which, ipso facto, he cannot have confidence.

Any attempt to systematize land valuation depends largely upon the modification of known or assumed basic unit values in accordance with established economic principles, and the establishing of these unit values in turn necessitates the application of some definite system of analyzing the data from which the units are to be derived. The information ordinarily available consists of isolated sales or appraisals or rentals—in most instances upon property encumbered with buildings and other structures. To separate the land from the total value, systematic appraisal of the improvements must be made, and then the remaining value must be resolved into terms of some common unit for land valuation.

Ordinarily, land values should increase toward some focal point, such as the intersection of a main thoroughfare, a wide street or a parkway. The ratio of value of a main businesss street to that of intersecting streets is seldom greater than three or four to one, and to that of adjacent parallel streets rarely much more than this.

While a greater variation may exist, and base values may abruptly rise and recede, such eccentricities warrant investigation and demand justification. They are easily discerned in a comprehensive portrayal of unit values on the land value map.

In some cities topography requires especial consideration. The location of a street along a side hill may debar the use of automobiles, or necessitate draining lots on the down-hill side to the next lower street. The presence of rock near the surface or the lack of near-by dumping grounds for cellar excavation may seriously detract from the value of what would otherwise be desirable property. On the other hand, land which appears at first thought to be somewhat low may afford just the right location to accommodate waste from cellar excavation. All such conditions will usually prevail over a considerable area and will be reflected in the unit price adopted. Where individual lots exhibit such conditions as to make them abnormal, especial allowances should be made.

The technique of land valuation will be discussed separately in part I and that of buildings in part II, with a supplemental discussion of depreciation. It is regrettable that the discussion of buildings and tabulation of their costs must be confined in this monograph to the residential group. In this group the need for classification and for standardization is probably greatest.

Although this monograph is devoted primarily to the technique of appraising land and improvements for assessment purposes, it may be well to comment briefly upon the mechanics of the assessor's task; that is, upon the application of principles and methods, and the compilation and recording of data secured by technical methods.

The assessment roll should be made up by streets, alphabetically arranged, in each taxing district. It may be found desirable to use loose-leaf sheets for the assessment roll; in some cities a carbon sheet is prepared duplicating the assessment data and providing space for extensions other than those made on the master sheet.

The need of tax maps is now generally recognized; they show the relationship of one parcel to others and make more certain that each and every piece is assessed. These maps should be so prepared that they serve other purposes than assessment; they should be

made on tracing cloth so that corrections can be made and revised prints furnished when necessary; duplicates may thus be furnished other city departments or individuals desiring them. They must be of some standard size and should show complete blocks wherever possible. On these maps each parcel is shown with its dimensions and an identification number.

On the so-called "Block and Lot" type of maps prepared in recent years this number is usually a composite of the ward or tax district, the plat, the block, and finally, the lot number. This system represents a great advance over prior methods, such as description by metes and bounds, but it still falls short of the ideal in one major respect. Present practice in municipal progress aims at the unification and coördination of all municipal departments. Each piece of property from time to time becomes the object of attention on the part of numerous branches of city government, and its identification should be the same for all purposes and by all bureaus, commissions or other agencies.

The ordinary street number offers such a medium of universal identification; it is not necessary that buildings stand upon the property. In most cities the street frontage numbering is definitely assigned, either upon the basis of each consecutive number accounting for a distance of ten feet from the origin of that street, or, where blocks are numbered, a number is added for a similar unit of distance from the lower-numbered adjacent street. This numbering is usually done by the engineering department of the municipality and should be unchanged for all time; in fact, some courts have held that a property owner acquires in his street number an interest of which he may not lightly be deprived.

It is suggested, therefore, that the lowest street number assigned to the frontage of a parcel be adopted as the identification of that lot and be so marked on the maps. If a property line be changed, the street number opposite the new line then becomes its number; if the parcel be sub-divided a street number is available for designation of each of the units into which it may be resolved. If a lot has no street frontage it may be designated by the suffix "R" to the street number in rear of which it lies.

It is apparent that this offers great flexibility and fits in admirably with established practice; the man on the street, the postman, the field assessor, all naturally identify improved property thus. Instead of forcing the adoption of a complicated numbering system which, after all, is *no* identification without maps especially marked with these numbers, why not conform to the natural practice? In short, let number 160 Main Street be number 160 Main Street for all purposes, building permits, health inspection, fire reports, sidewalk cleaning and all the innumerable occasions in which it is involved, including assessment. The assessment roll may thus be made up alphabetically by streets and an inquiry as to number 160 Main Street requires no further identification, be it vacant land of great area, or a small house and lot; the detail appears upon the maps and the filing cards.

In the determination of basic land values a land value map will afford much assistance. This is a skeleton map, each plate showing a large area, perhaps 150 or 200 blocks; it should be absolutely bare of non-essentials for the particular purpose; only the streets, alleys, waterways, and possibly the railroads, being outlined and named. Opposite each block frontage a base price is marked, and graphic study of a large section thus makes possible the detection of inconsistent and illogical conclusions which are inevitable without such a major check.

Two card files should be prepared, one a listing of each parcel with essential appraisal data, such as appears on Plate AR1, filed geographically; the other, arranged alphabetically, a listing of each property owner with his various properties referenced by parcel number. Two types of descriptive cards should be prepared; one for residential buildings and another for commercial and industrial structures; many of the characteristics which mark the former will not be pertinent to the latter, and vice versa.

Many cities use listing cards which furnish a very full description of the buildings; but none of these cards are so arranged that this information leads directly to a conclusion of cost or of classification; nor do those examined by the author provide a description of the property, giving essential data such as the street improvements.

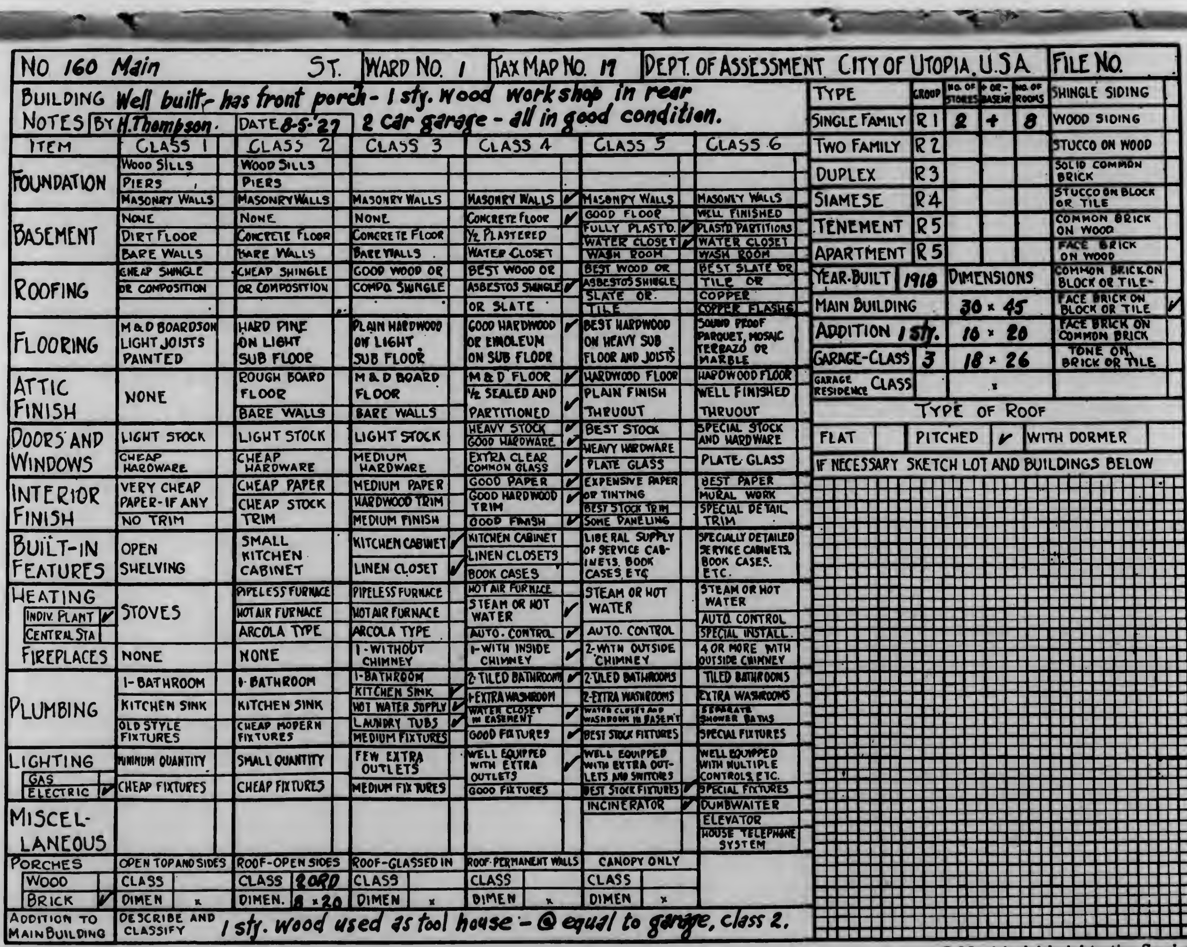
Plate AR1, referred to above, is a form for field and office record which is designed to give all necessary information as to residential property. One side shows the development of the street itself, provides sufficient space for a sketch of the lot and buildings, if desired, and devotes the rest of the sheet to a list of those construction features which govern cost. These specifications are the same as those upon which the building classifications in part II are based, and are so arranged that the field check itself usually will automatically place the building in the class to which it belongs.

The reverse side of the card provides for computation of land value and of building values; it has space for a record of supporting data, such as sales, building permits, rentals and appraisals. The final tabulation records year by year the assessment of the property in detail.

I

LAND

The first step in a systematic appraisal of land is to establish a unit for measurement and comparison. The value of land depends, of course, upon its utility, and the price paid therefor will vary, as for other commodities, with the supply and demand. Utility in urban lands depends principally upon access; access to streets thronged with purchasers, or desirable for residence; access to railroads and waterways which carry raw and finished materials to and from industries. Access being the key to value, frontage upon the street or waterway has naturally become the measure of value and the unit adopted is generally a linear foot of such frontage. Where industrial sites of large area have frontage upon streets and upon railroads or waterways it is customary to consider the value as practically uniform, and a square foot is taken as the unit of measure. In some cities a concession to long-established custom has resulted in the application of square foot prices to both commercial and residential lots; the fallacy of this practice is shown when it is manifest that the modification of such square foot prices according to the depth of lot recognizes the principle that value recedes with distance from the street, and that an intelligent comparison of one lot with another of different depth and frontage requires that the square foot price be again transposed into a foot-front price.



NO 160 Main ST. | WARD NO. 1 | TAX MAP NO. 17 | DEPT. OF ASSESSMENT CITY OF UTOPIA, U.S.A | FILE NO.

BUILDING NOTES Well built,- has front porch - 1 sty. wood workshop in rear 2 car garage - all in good condition.

BY H. Thompson. DATE 8-5-27

ITEM	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6
FOUNDATION	WOOD SILLS PIERS MASONRY WALLS	WOOD SILLS PIERS MASONRY WALLS	MASONRY WALLS	MASONRY WALLS ✓	MASONRY WALLS	MASONRY WALLS
BASEMENT	NONE DIRT FLOOR BARE WALLS	NONE CONCRETE FLOOR BARE WALLS	NONE CONCRETE FLOOR BARE WALLS	CONCRETE FLOOR ✓ ½ PLASTERED WATER CLOSET	GOOD FLOOR FULLY PLAST'D. ✓ WATER CLOSET ✓ WASH ROOM	WELL FINISHED PLAST'D PARTITIONS WATER CLOSET WASH ROOM
ROOFING	CHEAP SHINGLE OR COMPOSITION	CHEAP SHINGLE OR COMPOSITION	GOOD WOOD OR COMPO. SHINGLE	BEST WOOD OR ASBESTOS SHINGLE ✓ OR SLATE	BEST WOOD OR ASBESTOS SHINGLE SLATE OR TILE	BEST SLATE OR TILE OR COPPER COPPER FLASH'G
FLOORING	M & D BOARDS ON LIGHT JOISTS PAINTED	HARD PINE ON LIGHT SUB FLOOR	PLAIN HARDWOOD ON LIGHT SUB FLOOR	GOOD HARDWOOD OR LINOLEUM ON SUB FLOOR ✓	BEST HARDWOOD ON HEAVY SUB FLOOR AND JOISTS	SOUND PROOF PARQUET, MOSAIC TERRAZO OR MARBLE
ATTIC FINISH	NONE	ROUGH BOARD FLOOR BARE WALLS	M & D BOARD FLOOR BARE WALLS	M & D FLOOR ✓ ½ SEALED AND PARTITIONED ✓	HARDWOOD FLOOR PLAIN FINISH THRUOUT	HARDWOOD FLOOR WELL FINISHED THRUOUT
DOORS AND WINDOWS	LIGHT STOCK CHEAP HARDWARE	LIGHT STOCK CHEAP HARDWARE	LIGHT STOCK MEDIUM HARDWARE	HEAVY STOCK ✓ GOOD HARDWARE ✓ EXTRA CLEAR COMMON GLASS ✓	BEST STOCK HEAVY HARDWARE PLATE GLASS	SPECIAL STOCK AND HARDWARE PLATE GLASS
INTERIOR FINISH	VERY CHEAP PAPER-IF ANY NO TRIM	CHEAP PAPER CHEAP STOCK TRIM	MEDIUM PAPER HARDWOOD TRIM MEDIUM FINISH	GOOD PAPER ✓ GOOD HARDWOOD TRIM ✓ GOOD FINISH ✓	EXPENSIVE PAPER OR TINTING BEST STOCK TRIM SOME PANELING	BEST PAPER MURAL WORK SPECIAL DETAIL TRIM
BUILT-IN FEATURES	OPEN SHELVING	SMALL KITCHEN CABINET	KITCHEN CABINET ✓ LINEN CLOSET ✓	KITCHEN CABINET LINEN CLOSETS BOOK CASES	LIBERAL SUPPLY OF SERVICE CABINETS, BOOK CASES, ETC.	SPECIALLY DETAILED SERVICE CABINETS, BOOK CASES, ETC.
HEATING INDIV. PLANT ✓ CENTRAL STA	STOVES	PIPELESS FURNACE HOT AIR FURNACE ARCOLA TYPE	PIPELESS FURNACE HOT AIR FURNACE ARCOLA TYPE	HOT AIR FURNACE STEAM OR HOT WATER ✓ AUTO. CONTROL ✓	STEAM OR HOT WATER AUTO. CONTROL	STEAM OR HOT WATER AUTO. CONTROL SPECIAL INSTALL.
FIREPLACES	NONE	NONE	1-WITHOUT CHIMNEY	1-WITH INSIDE CHIMNEY ✓	2-WITH OUTSIDE CHIMNEY	4 OR MORE WITH OUTSIDE CHIMNEY
PLUMBING	1-BATHROOM KITCHEN SINK OLD STYLE FIXTURES	1-BATHROOM KITCHEN SINK CHEAP MODERN FIXTURES	1-BATHROOM KITCHEN SINK ✓ HOT WATER SUPPLY ✓ LAUNDRY TUBS ✓ MEDIUM FIXTURES	2-TILED BATHROOM ✓ 1-EXTRA WASHROOM WATER CLOSET IN BASEMENT ✓ GOOD FIXTURES ✓	2-TILED BATHROOMS 2-EXTRA WASHROOMS WATER CLOSET AND WASHROOM IN BASEM'T BEST STOCK FIXTURES	TILED BATHROOMS EXTRA WASHROOMS SEPARATE SHOWER BATHS SPECIAL FIXTURES
LIGHTING GAS ELECTRIC ✓	MINIMUM QUANTITY CHEAP FIXTURES	SMALL QUANTITY CHEAP FIXTURES	FEW EXTRA OUTLETS MEDIUM FIXTURES	WELL EQUIPPED WITH EXTRA OUTLETS ✓ GOOD FIXTURES	WELL EQUIPPED WITH EXTRA OUTLETS AND SWITCHES BEST STOCK FIXTURES ✓	WELL EQUIPPED WITH MULTIPLE CONTROLS ETC. SPECIAL FIXTURES
MISCELLANEOUS					INCINERATOR ✓	DUMBWAITER ELEVATOR HOUSE TELEPHONE SYSTEM
PORCHES WOOD BRICK ✓	OPEN TOP AND SIDES CLASS DIMEN x	ROOF-OPEN SIDES CLASS 2ORD DIMEN. 8 x 20	ROOF-GLASSED IN CLASS DIMEN x	ROOF-PERMANENT WALLS CLASS DIMEN x	CANOPY ONLY CLASS DIMEN x	
ADDITION TO MAIN BUILDING	DESCRIBE AND CLASSIFY 1 sty. wood used as tool house - @ equal to garage, class 2.					

TYPE	GROUP	NO. OF STORIES	+ OR - BASEM'T	NO. OF ROOMS		
SINGLE FAMILY	R 1	2	+	8	SHINGLE SIDING	
TWO FAMILY	R 2				WOOD SIDING	
DUPLEX	R 3				STUCCO ON WOOD	
SIAMESE	R 4				SOLID COMMON BRICK	
TENEMENT	R 5				STUCCO ON BLOCK OR TILE	
APARTMENT	R 5				COMMON BRICK ON WOOD	
YEAR-BUILT	1918	DIMENSIONS			FACE BRICK ON WOOD	
MAIN BUILDING		30 x 45			COMMON BRICK ON BLOCK OR TILE	
ADDITION 1 sty.		16 x 20			FACE BRICK ON BLOCK OR TILE	✓
GARAGE-CLASS	3	18 x 26			FACE BRICK ON COMMON BRICK	
GARAGE RESIDENCE CLASS		x			TONE ON BRICK OR TILE	

TYPE OF ROOF

FLAT ☐ PITCHED ✓ WITH DORMER ☐

IF NECESSARY SKETCH LOT AND BUILDINGS BELOW

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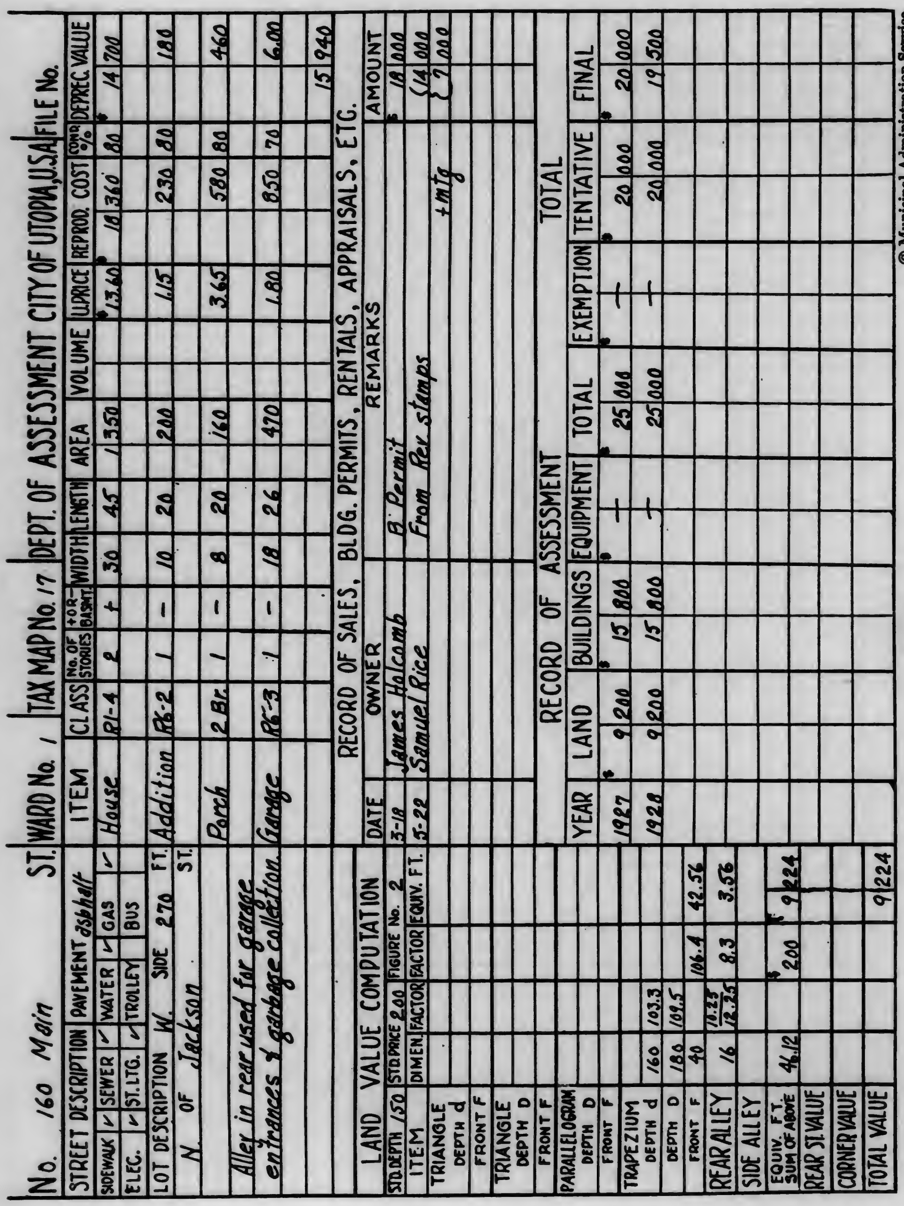
PLATE AR1

Form for Field and Office Record. (Patent applied for by Cuthbert E. Reeves)



No. 160 Main ST. | WARD No. 1 | TAX MAP No. 17 | DEPT. OF ASSESSMENT CITY OF UTOPIA, U.S.A. | FILE No.

STREET DESCRIPTION PAVEMENT asphalt
SIDEWALK ✓ SEWER ✓ WATER ✓ GAS ✓
ELEC. ✓ ST. LTG. ✓ TROLLEY BUS
LOT DESCRIPTION W. SIDE 270 FT.
N. OF Jackson ST.
Alley in rear used for garage entrances & garbage collection.

ITEM	CLASS	No. OF STORIES	+ OR − BASMT.	WIDTH	LENGTH	AREA	VOLUME	U. PRICE	REPROD. COST	COND. %	DEPREC. VALUE
House	R1-4	2	+	30	45	1 350		$13.60	$18 360	80	$14 700
Addition	R6-2	1	−	10	20	200		1.15	230	80	180
Porch	2 Br.	1	−	8	20	160		3.65	580	80	460
Garage	R6-3	1	−	18	26	470		1.80	850	70	6.00
											15 940

LAND VALUE COMPUTATION
STD. DEPTH 150 STD. PRICE 2.00 FIGURE No. 2

ITEM	DIMEN.	FACTOR	FACTOR	EQUIV. FT.
TRIANGLE DEPTH d				
FRONT F				
TRIANGLE DEPTH D				
FRONT F				
PARALLELOGRAM DEPTH D				
FRONT F				
TRAPEZIUM DEPTH d	160	103.3		
DEPTH D	180	109.5		
FRONT F	40		106.4	42.56
REAR ALLEY	16	10.25 12.25	8.3	3.56
SIDE ALLEY				
EQUIV. FT. SUM OF ABOVE	46.12		$200	$9 224
REAR ST. VALUE				
CORNER VALUE				
TOTAL VALUE				9 224

RECORD OF SALES, BLDG. PERMITS, RENTALS, APPRAISALS, ETC.

DATE	OWNER	REMARKS	AMOUNT
3-18	James Holcomb	B. Permit	$18 000
5-22	Samuel Rice	From Rev. stamps	(14 000
		+mtg	7 000

RECORD OF ASSESSMENT

YEAR	LAND	BUILDINGS	EQUIPMENT	TOTAL	EXEMPTION	TOTAL	
						TENTATIVE	FINAL
1927	$9 200	15 800	—	$25 000	—	$20 000	$20 000
1928	9 200	15 800	—	25 000	—	20 000	19 500

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PLATE AR1

Form for Field and Office Record (reverse)

The unit generally adopted for what may be termed commercial land, as distinguished from industrial or factory sites, is a foot-front one hundred feet deep, and for residential parcels a foot-front about 120 feet deep. This again is traceable to mental inertia, because it is easier to follow another's path than to diverge and blaze a new trail. The adoption of a "long and short rule" or depth value rule is to relate lots similar in character and value to one another; this being the case, that depth which best represents the normal lot in the district should be used as the standard for comparison. It may be that a marked distinction in the character of the property and a great divergence in depth would justify, perhaps demand, the adoption of two standard depths for residential property.

It is now generally conceded that a great part of the value lies in close proximity to the street and that the unit value decreases in an ever diminishing degree as the distance from the street increases; this change in value is shown graphically on Plate L2. Pioneers in land valuation proclaimed that two-thirds of the value lay in the first one-half of the depth. Later this was amplified by the so-called "four, three, two and one rule," each successive quarter depth having a value of forty, thirty, twenty, and ten per cent of the whole. Further interpolations of value have been made, all based arbitrarily upon empirical data; arbitrary because the question is not susceptible of mechanical solution. Land of the character under discussion is rarely found free of improvements, the value of which must be appraised and deducted from the total consideration; sales vary with the character and necessities of the parties to the transaction; additional sales added to those considered may change the result in either direction; in short, no investigator can say that he has found the absolute trend of value to the exclusion of others.

Fundamentally, they all agree, and the logical procedure is to apply a rule having a simple mathematical base, easily explained, easily understood, and readily adaptable to any desired standard of depth. Incidentally, the blind adherence to one or two depths regardless of the difference in character of the properties, may be ascribed primarily to the lack of flexibility in the rules so arbitrarily devised.

Depth Value Rule. (Plate L1, Figure 1.) Many years ago, after a thorough and what was probably the first scientific investigation of the subject, the New Jersey Board of Taxes and Assessment adopted what has been called the "Harper rule," erroneously named for Sir Edgar Harper, of London, who, strangely enough, modestly disclaims credit for its application. This may be termed, in simple parlance, the *square root rule*. In plain language, for a one hundred foot standard the value varies directly as the square root of the depth, and for any other standard the value is relatively the same; that is, the value equals the square root of the depth divided by the square root of the standard depth. With this formula a table for any depth standard can be computed in a very short time. Tables L.1 to L.12 show values for standards from 100 feet to 500 feet and Plate L.1 shows the same in graphic form.

Unit of Comparison. The unit of land by which all frontage lots may be measured and compared is a strip one foot wide, of the standard depth and lying at right angles to the street. All variations in depth, shape, and rear alley frontage can be equated into terms of this unit foot and a lot once computed can be recorded as equaling in value a certain number of standard or equivalent feet, or for brevity, E F. This number of E F can be multiplied by the unit base price established at any time, to produce the lot value by one calculation.

Trapezoid, Unequal Sides. (Figure 2.) Variation in depth of a rectangular lot is adjusted by use of the depth factor tables. Where the sides of a lot are parallel but of unequal length, it has been customary to take the value of the average length. This is wrong in principle, for the loss of the more valuable feet nearer the front is only partially offset by those added back of the average depth line. A better rule is to take the average of the values of the two sides. This recognizes the relative values of the respective areas and produces a value somewhat lower than the former method, which, in view of the irregularity in shape, is logical.

Parallelogram or Trapezoid Oblique to Street. (Figure 3.) When a lot with parallel sides lies other than perpendicular to the street, the customary method is to take the perpendicular depth as the lot depth, apparently with the hope or expectation that this will in some way compensate for the angularity. This it does not do, but still gives the lot as much value as one of the same actual area with sides perpendicular to the street. It is manifest that the greater the angle of obliquity the less available is the land for use and the greater the cost of a building to cover the same area. It is proposed, therefore, that the actual length of the sides be used as depth, and that the frontage be taken as the width perpendicular to the sides. This can be scaled very closely from any good map, and automatically diminishes the value as the angle of obliquity increases.

Right Triangle. (Figures 4, 5, Plate L.3.) Any adjustment for triangular lots is arbitrary. Authorities have elected to place from sixty to seventy-five per cent of the total value of a regular lot in the front diagonal half. Another rule followed by some is to compute the value of a triangle as equal to that of a rectangle one-half as deep; this errs just as did averaging the length of the sides of a trapezoid, in that the feet at the rear of the triangle are made to supplant those in the equivalent rectangle which are much nearer the front and, hence, more valuable. It is recommended that the old practice of apportioning two-thirds of the value to the front diagonal half, and one-third to the rear be followed. This has the advantage of great simplicity and is fundamentally correct, inasmuch as it represents the average value of the depths of each foot of frontage in the triangle; the result is the maximum value which should be allowed.

Oblique Triangle. (Figures 6, 7.) As in the case of parallelograms, some adjustment should be made for triangles which are oblique; that is, no side lies perpendicular to the street. Merely taking the perpendicular depth does not compensate for the distortion, but appraises this triangle as equal to a right triangle of equal area. The depth should be taken as that of the short side, the frontage as the width perpendicular to the short side, and the value as two-thirds of the product of these two factors.

Irregular Lots. (Figures 8, 9.) Irregular lots should be divided into units readily analyzed, as parallelograms or trapezoids and right triangles, and the value of these component parts added to make the whole.

Rear Alley. (Figure 10, Plate L4, Table L.17.) An alley at the rear of a lot adds to that lot the physical advantages of light, ventilation and access, and this additional value varies with the width of the alley. All these factors affect the entire area of the lot fronting upon the alley and a percentage allowance for alley value adds more to a deep than to a shallow lot, and more to high-priced than to low-priced land. This percentage allowance should vary as the square root of the alley width, save that for very narrow alleys, usable only by pedestrians, the rate should be reduced. The formula proposed is that the per cent to be added to lot value be the square root of (five times the alley width minus ten).

Most students of land valuation agree in adding a percentage for alley frontage, though some have fallen into the egregious error of adding the alley width, or some part of it, to the lot depth, as though the alley were cut through by sacrifice on the part of the abutting owners. This adds much more for a given alley to a shallow lot, which has no need for rear alley frontage, than it does to a deep lot, the area and possible utility of which permit, in fact demand, the greatest development of such rear frontage. It also fails signally to recognize the influence of alley width. To illustrate this illogical theory its effect is shown on Plate L4. Note that for a ten foot alley at the rear of a fifty foot lot it adds 6.75 per cent of a standard foot, while to a 150 foot lot it adds only 4.02 per cent of a standard foot; again, a twenty foot alley by this method adds 12.95 per cent of a standard foot to the fifty foot lot, whereas it adds but 7.91 per cent of a standard foot to the 150 foot lot.

It must be borne in mind that frontage on a rear alley gives more than the use of an equivalent additional depth; in addition to the architectural advantages of light and ventilation, it adds the community advantages of fire protection and access for persons and commodities. On the other hand it is not equivalent to ownership. The abutting property owner may not build upon it or interfere with its use by others. Its value may be greater or less than a strip of equal width owned in fee, according to its location and other conditions.

Side Alley. (Figure 11, Plate L5, Table L.16.) Side alley frontage has likewise been treated somewhat unthinkingly. To add the width, or one-half the width of the alley to the adjacent lot is analogous to the old-fashioned way of treating street corner value. Surely side alley frontage adds more to a wide than to a narrow lot, and while a wide alley is more valuable than a narrow one it is questionable whether this increase is directly proportional to the increase in width. It is recommended, therefore, that the influence of alley width vary as the square root of the width, with a constant which reduces the allowance for very narrow alleys. Further adjustment for narrow lots should be made by the interjection of a constant, and a percentage addition to the lot value is recommended. This is found by multiplying the square root of (five times the alley width minus ten) by ten times the square root of (the lot front minus five) divided by the lot front.

Rear and Side Alleys. When a lot has both rear and side alley frontage the character of the district and the necessities of this particular lot must prescribe what value either or both will add to the lot.

Alley Lot. (Figures 12, 13.) When a lot fronts only upon an alley, extend its lines to the street adjacent, compute the value of the lot thus formed, and from this sum deduct the value of the abutting lot with alley frontage. This will give the maximum value of the alley lot.

Double Frontage. (Figure 14, Plate L8.) After consideration of alley values there follows naturally that of double frontage or lots running through from street to street. Certainly such a lot has all the physical advantages which a rear alley can give and in addition the value which display and access on another street give, even though that street be much inferior to the main street. The common method of determining double frontage value by finding the merge point, (that is, where the value of a square foot is the same computed from either street), and adding the values figured from each street to this point, results in an excess value lower than that customarily allowed for rear alley value, where the ratio of main to rear street is greater than three to one. When the ratio of main to rear street is greater than this, it results in an added value rapidly approaching zero and in fact changing to a minus quantity at a ratio of thirty to one in a 200 foot block. No more need be said to prove the fallacy of such a method.

The lot should be figured as having the full block depth from the main street, and to that there should be added the value computed from the rear street to the center of the block, not exceeding 100 feet. This is arbitrary, but it recognizes the plottage value of having the full depth tied to the main street and adds for the architectural and other advantages of rear street frontage according to the basic value of that street. The amount thus added for a rear street which is about one-seventh the value of the main street, approximates that which would be derived by application of the rear alley rule discussed above for a twenty foot alley. This is consistent, since a street of such low ratio would in effect be little more than a wide alley.

Corner Value. (Plate L6, Tables L.14, L.15.) The additional value due to corner location has long been recognized and various methods have been suggested to place a money value upon it. To the late Alfred D. Bernard is due the credit for devising the so-called Baltimore rule. This adds to the value of the lot, computed as an inside main street lot, its value computed as an inside lot on the cross street, and automatically adjusts for the relative street values and the size of the lot, the very factors upon which corner value depends. The best exposition of the fallacious reasoning underlying other methods, and justification of the Baltimore rule is found in *Some Principles and Problems of Real Estate Valuation*, by Alfred D. Bernard.

Application of Baltimore Rule. (Figure 15.) In some cities it has been thought that the Baltimore rule adds too much, and a modification has been made by using a percentage of the values arrived at by its use; this does not change the principle, and hardly warrants its rechristening under another name. The rule may well be applied in full to corners in a retail shopping district, central or neighborhood; an arbitrary reduction of fifty per cent may be used for wholesale or loft districts; and one quarter may be used for light manufacturing districts. In residential districts, where the lots are wide enough to provide ample light and ventilation, the additional liability to special assessments for paving, cleaning, and so forth, usually more than offsets any excess value for corner location.

It has been suggested that the rate of corner value applied should vary in some ratio as the base price of the street. This would seem to offer a field for study and experimentation, but so far the fact that on streets of low basic value the corners are first developed as neighborhood shops, and the corner value is often as high, relatively, as in central shopping districts twenty times as valuable, cannot be explained away.

Corner Value Limit. The recommended practice is to confine corner value to the actual physical corner

occupancy. Where lots adjacent to the corner are in the same ownership the corner value may be extended to such an area as is a reasonable and customary development in the neighborhood. Adjacent lots owned by others may have a potential corner value, but it may never be realized and is too speculative to appraise.

Corner Value, Frontage from Street to Street. (Figure 16.) Where an entire block frontage is owned and occupied as one parcel, corner value should be allowed by computing the frontage on each cross street to the center of the block. The physical advantages of light, ventilation and access are probably similar for both and enhance alike the value arising primarily from the main street. The relative values for display and patronage are accounted for in applying the respective base prices to the equivalent frontages.

Corner Value, Triangular Lots. (Figures 17, 18, Plate L7.) Triangular corner lots are valued in the same way; to the value as an inside lot on the main street is added the value (or a part thereof) as an inside lot on the cross street. Where a third street completes the triangular lot frontage but one-half the value of the lowest priced frontage should be added, for it is probable that the additional frontage is little needed for light and ventilation. The chief addition is patronage from this third street.

Cross Street Valuation. (Figure 19.) Ordinarily, in a business district, the ratio of value of a main thoroughfare to that of cross streets varies from two to one, to four, or even five to one, and parallel streets an ordinary block distance apart will vary in price to about the same extent. Where the cross street has no well-established base price this may be hypothecated by interpolating between the value of a strip of standard depth one foot wide, extending from the cross street across the rear of the main street lots, and the value of a similar strip at the rear of the lots fronting on the next parallel street.

Merge Point, Main and Cross Streets. (Figure 20.) The same principle may be used in the analysis of a tract of land to determine the point at which the depth of main street lots should be cut off, and frontage on the cross street should be established. Divide the cross street unit foot-front price by the standard depth; divide this result by (the main street unit foot-front price divided by ten times the square root of standard depth) and find resulting square foot price in Table L.13. The depth opposite this figure in the table is the point at which the value is the same figured from either street. It will be found that at a ratio of two to one the depths of lots on main and on cross street should be equal; for ratios greater than this the main street lot gains depth; while for ratios less than two to one it would theoretically be shorter. In the latter case, however, it is probable that physical development will require that the main street depth be kept at least equal to that of the cross street.

SUMMARY OF PRINCIPLES ADOPTED FOR LAND VALUATION

Value. Value depends upon utility, and utility depends upon location, topography, size and shape.

Unit. The value of urban lands is measured by the square foot or by a foot-front of standard depth; commercial and residential lands are best appraised by the foot-front unit. This is a strip one foot wide with depth representative of the district being valued.

Variation in Depth. The value of a square foot decreases as the distance from the street or other factor which gives it value increases, and therefore the value due to greater depth increases at a diminishing rate. This depth value is proportional to the square root of the depth.

Unequal Depth of Side Lines. The value of a lot with parallel sides of unequal depth is found by averaging the depth values of the sides, not their lengths.

Oblique Lots. The value of a lot with sides oblique to the street is found by using the width perpendicular to the short side as the frontage, and the length of the short side as the depth.

Triangular Lots. The value of a triangular lot with base upon the street line is taken as two-thirds that of a parallelogram formed by the width perpendicular to the short side, as frontage, and the length of the short side, as depth. The value of a triangle with apex on the street line is taken as one-third that of a similar figure.

Irregular Lots. Irregular lots are valued by analysis into regular figures; combinations of rectangles, parallelograms or trapezoids, and triangles.

Rear Alley Frontage. Rear alley frontage adds to the lot value a percentage varying with the width of the alley.

Side Alley Frontage. Side alley frontage adds to the lot value a percentage varying with the width of the alley and the width of the lot.

Double Frontage. A lot running through to a rear street acquires value thereby according to the depth of the block and the base value of the rear street.

Corner Location Value. Corner location adds to the main street value according to the base value of the cross street and the respective frontages.

Corner Location Value, Three Streets. A triangular corner lot with streets on three sides acquires less value proportionately from the frontage on the third street.

Relative Economic Depths. The relative economic depths of lots on intersecting streets may be determined by finding the depth from the main street at which the last foot of depth, with a width equal to the desired depth on the cross street, has the same value computed from the main street, or from the cross street.

FIGURES, FORMULAE AND TABLES
FOR
LAND VALUATION

GLOSSARY

For clarity in illustration and in explanation, the principal street is here referred to as Main Street; an intersecting street, as Cross Street; and a street at the rear, as Rear Street.

Terms of Measurement

F.	Actual frontage
R.	Actual rear width
W.	Width perpendicular to side
EF.	Equivalent frontage, standard depth
MF.	Main Street frontage
CF.	Cross Street frontage
RF.	Rear Street frontage
S.	Standard depth
D.	Actual depth
d.	Actual depth, short side
BD.	Block depth
MD.	Main Street lot depth
CD.	Cross Street lot depth
RD.	Rear Street lot depth
AW.	Alley width

Terms of Price

U.	Standard foot-front price
MU.	Main Street standard foot-front price
CU.	Cross Street standard foot-front price
RU.	Rear Street standard foot-front price
P.	Actual foot-front price
MP.	Main Street actual foot-front price
CP.	Cross Street actual foot-front price
RP.	Rear Street actual foot-front price

Terms of Value

V.	Value of lot, or whole
MV.	Value as Main Street lot
CV.	Value as Cross Street lot
RV.	Value as Rear Street lot
CLV.	Corner location value
RAV.	Rear alley value
SAV.	Side alley value

FORMULAE FOR LAND VALUATION

Fig. 1. Rectangular lot

$$V = F \times U \times \frac{\sqrt{D}}{\sqrt{S}}$$

Fig. 2. Trapezoid, perp. to the street

$$V = F \times U \times \frac{\sqrt{D} + \sqrt{d}}{2\sqrt{S}}$$

Fig. 3. Parallelogram, oblique to the street

$$V = W \times U \times \frac{\sqrt{d}}{\sqrt{S}}$$

Fig. 4. Right triangle

$$V = F \times U \times \frac{2\sqrt{d}}{3\sqrt{S}}$$

Fig. 6. Oblique triangle

$$V = W \times U \times \frac{2\sqrt{d}}{3\sqrt{S}}$$

Fig. 10. Lot with rear alley frontage

$$RAV = V \times \sqrt{5AW - 10}$$

Fig. 11. Lot with side alley frontage

$$SAV = V \times \sqrt{5AW - 10} \times \frac{10\sqrt{F - 5}}{F}$$

Fig. 14. Lot with double frontage

$V = MV + RV$, in which

$$RV = R \times RU \times \frac{\sqrt{\frac{1}{2}BD}}{\sqrt{S}}$$

Fig. 15. Corner lot

$V = MV + CV$, in which

$$CV = CF \times CU \times \frac{\sqrt{MF}}{\sqrt{S}}$$

Fig. 16. Double Corner

$$V = MV + CV_1 + CV_2$$

Fig. 18. Triangular corner, on three streets

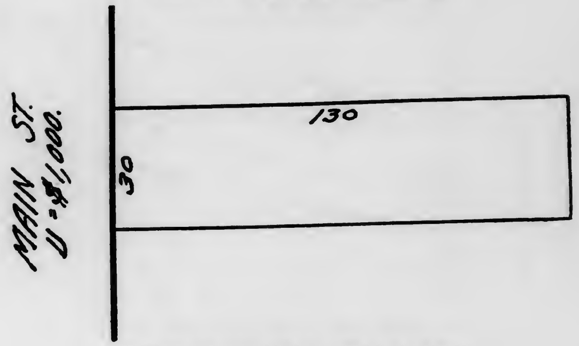
$$V = MV + CV + \frac{RV}{2}$$

Fig. 20. To determine relative economic depths on intersecting streets

$$(\sqrt{MD} - \sqrt{MD - 1}) = \frac{CP \times 10}{MU \times CD}$$

FIGURE 1

RECTANGLE, perpendicular to street

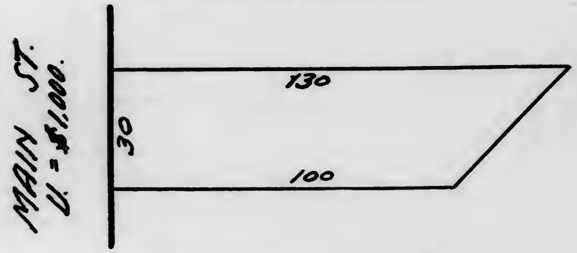


From Table L. 1—100′ S   130′ D = 114.0%
30′ F × 114.0% = 34.20 EF

Lot value = 34.20 × $1,000 = $34,200

FIGURE 2

TRAPEZOID, perpendicular to street



From Table L. 1—100′ S   130′ D = 114.0%
100′ d = 100.0

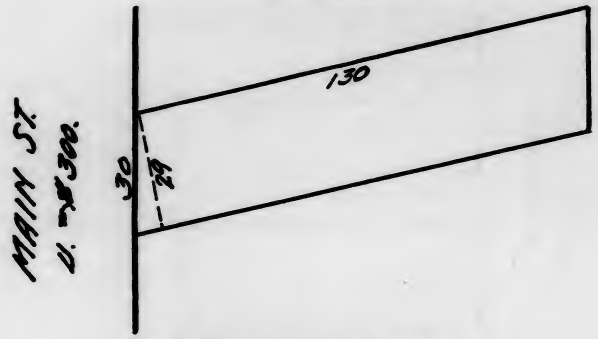
Ave. 107.0

30′ F × 107.0% = 32.10 EF

Lot value = 32.10 × $1,000 = $32,100

FIGURE 3

PARALLELOGRAM, oblique to street

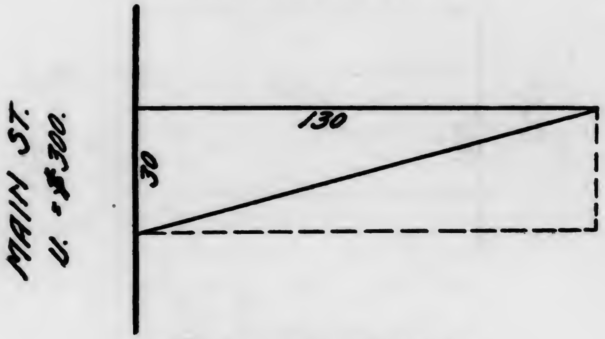


From Table L. 5—150′ S 130′ D = 93.1%
30′ F = 29.0′ perpendicular to side line
29 × 93.1% = 27.0 EF

Lot value = 27 × $300 = $8,100

FIGURE 4

RIGHT TRIANGLE, base on street line

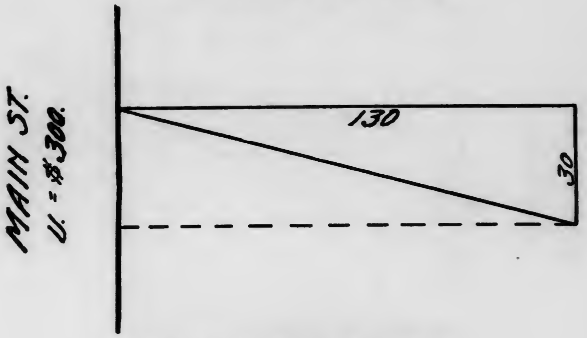


From Table L. 5—150′ S 130′ D = 93.1%
30′ F × 93.1% × ⅔ = 18.62 EF

Lot value = 18.62 × $300 = $5,586

FIGURE 5

RIGHT TRIANGLE, apex on street line

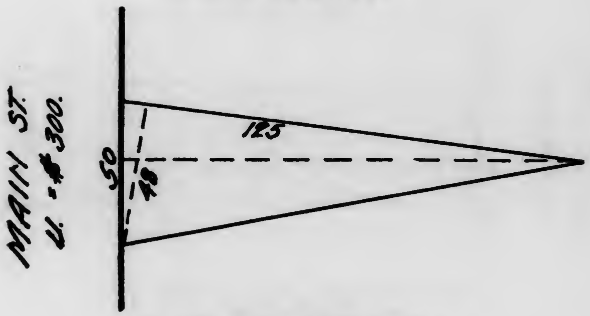


From Table L. 2—120′ S 130′ d = 104.1%
30′ F × 104.1% × ⅓ = 10.41 EF

Lot value = 10.41 × $300 = $3,123

FIGURE 6

TRIANGLE, oblique to street

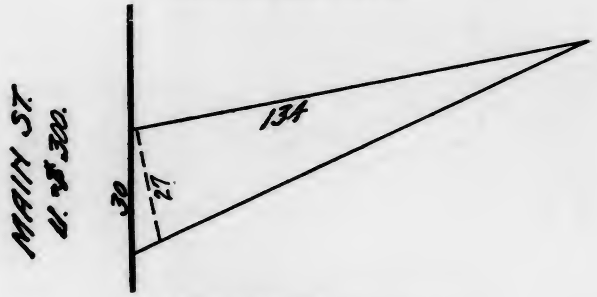


From Table L. 2—120′ S 125′ d = 102.1%
50′ F = 48′ perpendicular to short side
48 × 102.1% × ⅔ = 32.672 EF

Lot value = 32.672 × $300 = $9,802

FIGURE 7

TRIANGLE, oblique to street

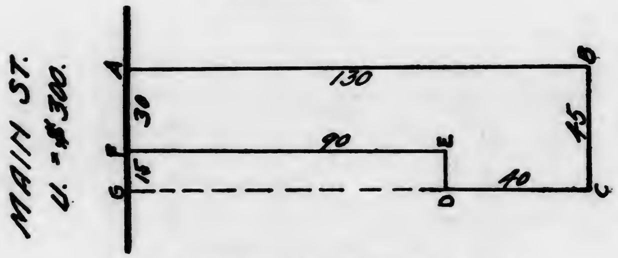


134′=length of short side
From Table L. 3—130′ S   134′ d=101.5%
30′ F=27′ perpendicular to short side
27 × 101.5% × ⅔=18.27 EF

Lot value=18.27 × $300=$5,481

FIGURE 8

IRREGULAR LOT

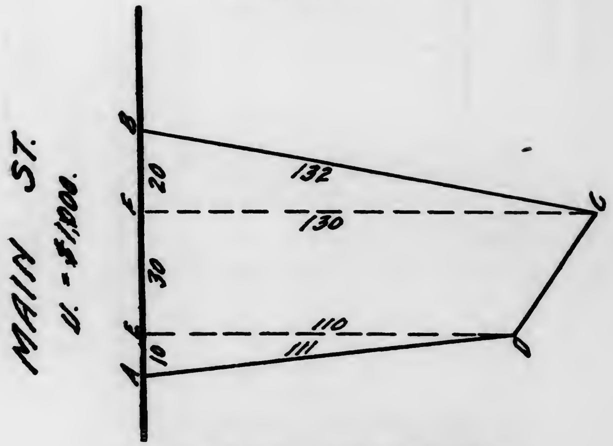


ABCG   From Table L. 3—130′ S   130′ D=100%
   45′ F × 100%=45.0 EF
FEDG   From Table L. 3—130′ S   90′ D=83.2%
   15′ F × 83.2%=12.48 EF
ABCDEF=45.00—12.48=32.52 EF

Lot value=32.52 × $300=$9,756

FIGURE 9

IRREGULAR LOT

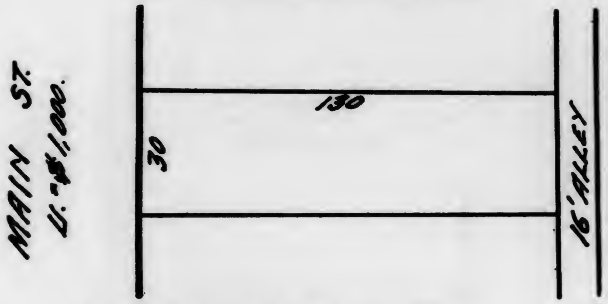


EFCD   From Table L.1—100′ S   130′ D=114.0%
   110′ d=104.9
   Ave. =109.45%
   30′ F × 109.45%=32.835. EF
ADE   From Table L.1—100′ S   110′ D=104.9%
   10′ F × 104.9% × ⅔=6.993 EF
FCB   From Table L. 1—100′ S   130′ D=114.0%
   20′ F × 114.0% × ⅔=15.20 EF
ABCD=32.835+6.993+15.20=55.028 EF

Lot value=55.028 × $1,000=$55,028

FIGURE 10

LOT WITH REAR ALLEY FRONTAGE

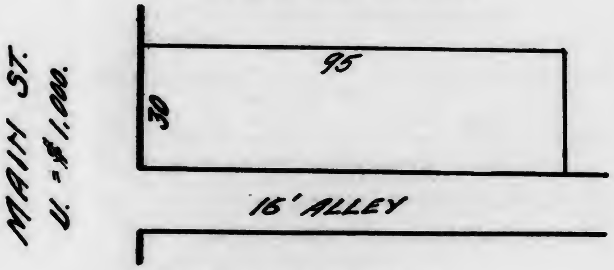


From Table L.1—100′ S 130′ D=114.0%
From Table L.17 a 16′ alley at rear of
130′ lot adds 9.5% of standard foot
114.0%+9.5%=123.5%
123.5% × 30′ F=37.05 EF

Lot value=37.05 × $1,000=$37,050

FIGURE 11

LOT WITH SIDE ALLEY FRONTAGE

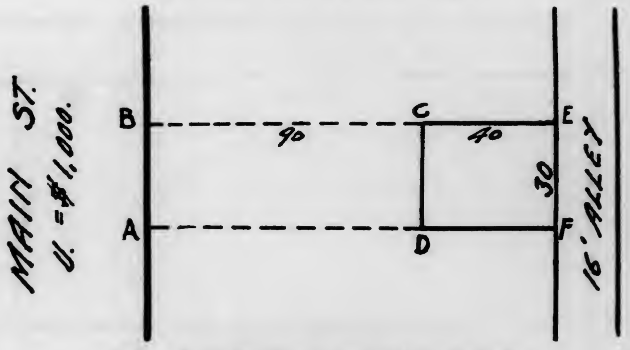


From Table L.1—100′ S 95′ D=97.5%
30′ F × 97.5%=29.25 EF
From Table L.16 a 16′ alley at side of 30′ lot
adds 13.95% to the lot
29.25 × 113.95%=33.33 EF

Lot value=33.33 × $1,000=$33,330

FIGURE 12

REAR ALLEY LOT, no street frontage

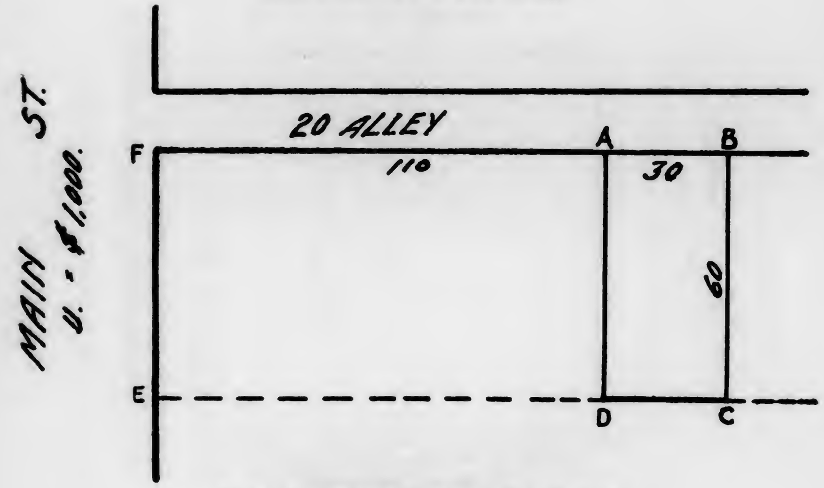


ABEF From Table L.1—100′ S 130′ D=114.0%
From Table L.17 a 16′ alley at rear of
130′ lot=9.5% of standard foot
114.0%+9.5%=123.5%
ABCD From Table L.1—100′ S 90′ D=94.9%
From Table L.17 a 16′ alley at rear of
90′ lot adds 7.94% of standard foot
94.9%+7.94%=102.84%
EFDC=123.5—102.84=20.66%
30′ F × 20.66%=6.198 EF

Lot value=6.198 × $1,000=$6,198

FIGURE 13

SIDE ALLEY LOT, no street frontage



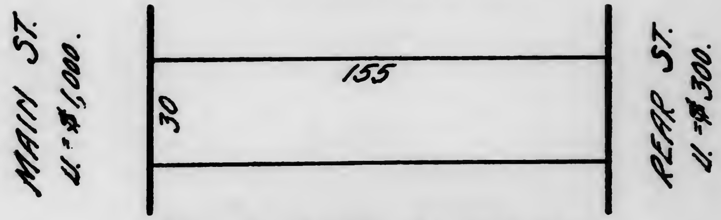
EFBC	From Table L.2—120′ S 140′ D = 108.0% From Table L.16 a 20′ alley at side of 60′ lot adds 11.73% of lot 60′ F × 108.0% = 64.80 EF 64.80 × 111.73% = 72.40 EF
FADE	From Table L.2—120′ S 110′ D = 95.7% From Table L. 16 a 20′ alley at side of 60′ lot adds 11.73% of lot 60′ F × 95.7% = 57.42 EF 57.42 × 111.73% = 64.155 EF

ABCD = 72.40—64.155 = 8.245 EF

Lot value = 8.245 × $1,000 = $8,245

FIGURE 14

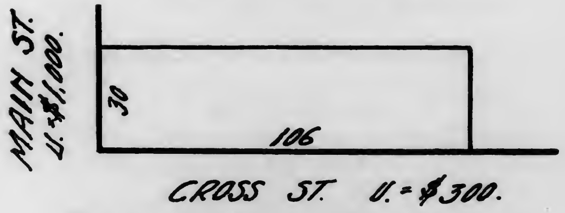
LOT WITH DOUBLE FRONTAGE



Main Street Value	From Table L.1—100′ S 155′ D = 124.5% 30′ F × 124.5% = 37.35 EF 37.35 × $1,000 = $37,350
Rear Street Value	From Table L.1—100′ S $\frac{155}{2}$ D = 88.05% 30′ F × 88.05% = 26.415 EF 26.415 × $300 = $7,925
Lot value	= $37,350 + $7,925 = $45,275

FIGURE 15

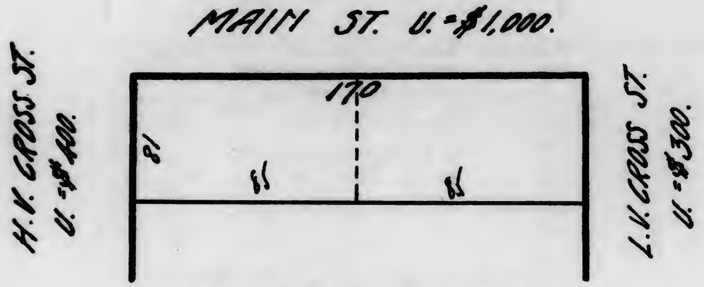
RECTANGULAR CORNER LOT



Main Street Value	From Table L.1—100′ S 106′ D = 103.0% 30′ F × 103.0% = 30.9 EF 30.9 × $1,000. = $30,900
Cross Street Value	From Table L.1—100′ S 30′ D = 54.8% 106′ F × 54.8% = 58.088 EF 58.088 × $300 = $17,426
Lot value:	in retail shop district $30,900 + $17,426 = $48,326 in wholesale district $\$30,900 + \frac{\$17,426}{2} = \$39,613$

FIGURE 16

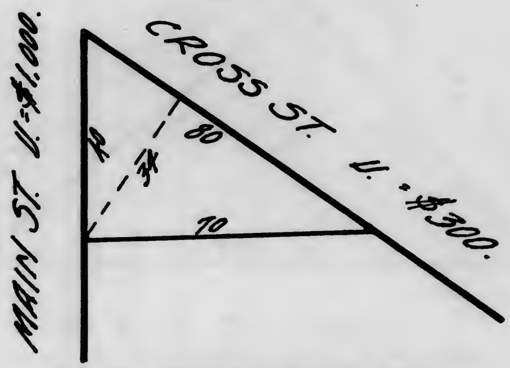
BLOCK FRONTAGE, double corner value



Main Street Value	From Table L.1—100′ S 81′ D=90.0% 170′ F × 90%=153 EF 153 × $1,000=$153,000
High Value	From Table L. 1—100′ S $\frac{170}{2}$ D=92.2%
Cross Street	81′ F × 92.2%=74.682 EF 74.682 × $400=$29,873
Low Value	From Table L.1—100′ S $\frac{170}{2}$ D=92.2%
Cross Street	81′ F × 92.2%=74.682 EF 74.682 × $300=$22,405
Lot value:	in retail shop district $153,000+$29,873+$22,405=$205,278 in wholesale district $\$153{,}000+\frac{\$29{,}873+\$22{,}405}{2}=\$179{,}139$

FIGURE 17

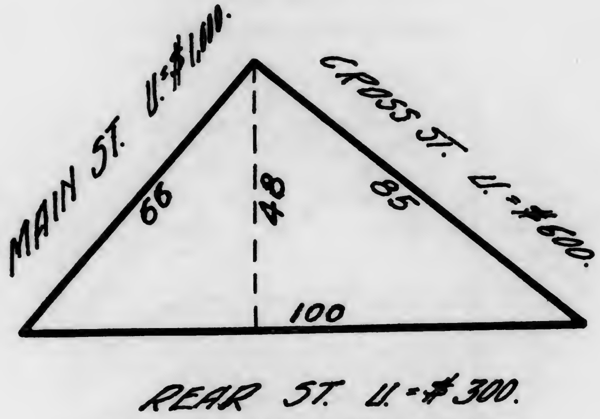
TRIANGULAR CORNER LOT



Main Street Value	From Table L.1—100′ S 70′ D=83.7% 40′ F × 83.7% × ⅔=22.32 EF 22.32 × $1,000=$22,320
Cross Street Value	From Table L.1—100′ S 34′ D=58.3% 80′ F × 58.3% × ⅔=31.097 EF 31.097 × $300=$9,329
Lot value:	in retail shop district $22,320+$9,329=$31,649 in wholesale district $\$22{,}320+\frac{\$9{,}329}{2}=\$26{,}985$

FIGURE 18

TRIANGULAR CORNER, three streets

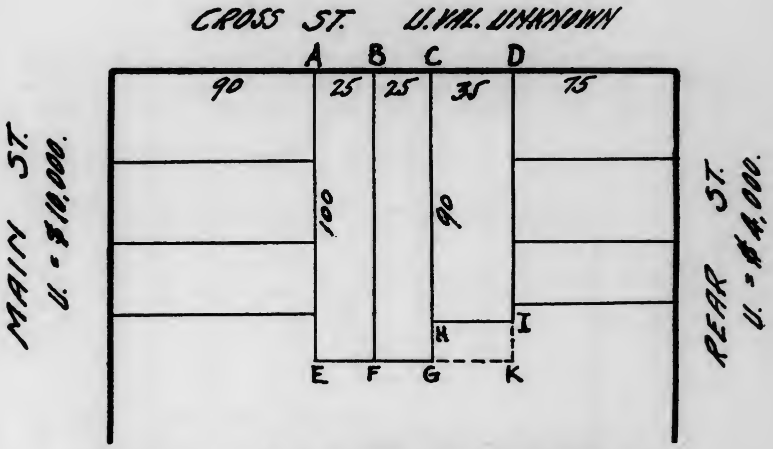


Main Street Value	From Table L.1—100′ S 85′ D=92.2% 66′ F × 92.2% × ⅔=40.568 EF 40.568 × $1,000=$40,568
Cross Street Value	From Table L.1—100′ S 66′ D=81.2% 85′ F × 81.2% × ⅔=46.013 EF 46.013 × $600=$27,608
Rear Street Value	From Table L.1—100′ S 48′ d=69.3% 100′ F × 69.3% × ⅔=46.2 EF 46.2 × $300 ÷ 2=$6,930
Lot value:	in retail shop district $40,568+$27,608+$6,930=$75,106 in wholesale district $\$40{,}568+\frac{\$27{,}608+\$6{,}930}{2}=\$57{,}837$

FIGURE 19

CROSS STREET VALUE

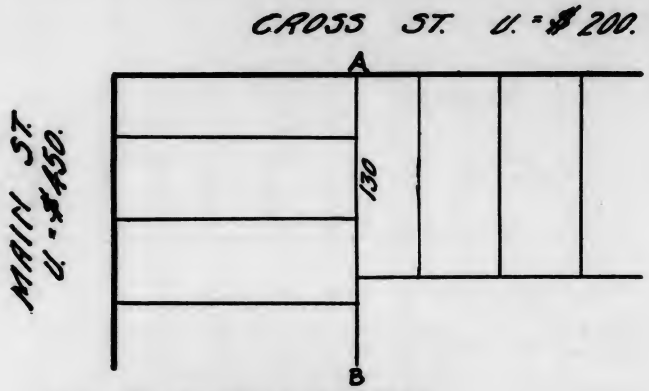
determined by proportioning between intersecting streets



Value at rear Main Street lot	From Table L.13—1 sq. ft. at AE=0.528% of std. ft. A 100′ strip at AE=100 × 0.528%=52.8% of std. ft. or 100′ std. foot front at A=52.8%×$10,000=$5,280
Value at rear Rear Street lot	From Table L.13—1 sq. ft. at DK=0.58% of std. ft. A 100′ strip at DK=100 × 0.58%=58.0% of std. ft. or 100′ std. foot front at D=58.0%|× $4,000=$2,320
Difference in standard	foot price between points A and D=$2,960
Standard foot price at	$B=\$5{,}280-\frac{25}{85}$ of $\$2{,}960=\$4{,}410$
Standard foot price at	$C=\$5{,}280-\frac{50}{85}$ of $\$2{,}960=\$3{,}540$
Value of	$ABFE=25'\,F\times\frac{\$5{,}280+\$4{,}410}{2}\times 100\%=\$121{,}125$
" "	$BCGF=25'\,F\times\frac{\$4{,}410+\$3{,}540}{2}\times 100\%=\$99{,}375$
" "	$CDHI=35'\,F\times\frac{\$3{,}540+\$2{,}320}{2}\times 94.9\%=\$97{,}320$ (90′ D−100′ S)

FIGURE 20

TO DETERMINE RELATIVE ECONOMIC DEPTH OF LOTS ON INTERSECTING STREETS. Land not sub-divided. For ratios of Main Street base value to Cross Street base value greater than 2 to 1. When ratio is 2 to 1, make lots on both streets equal in depth



Assume Cross Street lots to be 130′ D. 120′ S

Divide Main Street standard foot price by 10 × square root of standard depth
$\$450 \div (10\sqrt{120} = 109.5) = 4.11$

From Table L.2—120′ S 130′ D = 104.1%
104.1% × \$200 = \$208
Divide Cross Street price, \$208 by depth 130′ = 1.60
Divide 1.60 by result above, 4.11, = 0.3893
In Table L.13 opposite 0.389 find 166′

Make Main Street lots 166′ deep, and the value of a strip 130′ deep at AB, 1 foot wide, is the same computed from the Main Street or from the Cross Street

TABLE L.1
FOR 100 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	10.0	51	71.4	101	100.5	151	122.9	205	143.2
2	14.1	2	72.1	2	101.0	2	123.3	10	144.9
3	17.3	3	72.8	3	101.5	3	123.7	15	146.6
4	20.0	4	73.5	4	102.0	4	124.1	20	148.3
5	22.4	5	74.1	5	102.5	5	124.5	25	150.0
6	24.5	6	74.8	6	103.0	6	124.9	30	151.7
7	26.5	7	75.5	7	103.4	7	125.3	35	153.3
8	28.3	8	76.2	8	103.9	8	125.7	40	154.9
9	30.0	9	76.8	9	104.4	9	126.1	45	156.5
10	31.6	60	77.5	110	104.9	160	126.5	250	158.1
1	33.2	1	78.1	1	105.4	1	126.9	55	159.7
2	34.6	2	78.7	2	105.8	2	127.3	60	161.3
3	36.1	3	79.4	3	106.3	3	127.7	65	162.8
4	37.4	4	80.0	4	106.8	4	128.1	70	164.3
5	38.7	5	80.6	5	107.2	5	128.5	75	165.8
6	40.0	6	81.2	6	107.7	6	128.8	80	167.3
7	41.2	7	81.9	7	108.2	7	129.2	85	168.8
8	42.4	8	82.5	8	108.6	8	129.6	90	170.3
9	43.6	9	83.1	9	109.1	9	130.0	95	171.8
20	44.7	70	83.7	120	109.5	170	130.4	300	173.2
1	45.8	1	84.3	1	110.0	1	130.8	05	174.6
2	46.9	2	84.9	2	110.5	2	131.2	10	176.1
3	48.0	3	85.4	3	110.9	3	131.5	15	177.5
4	49.0	4	86.0	4	111.4	4	131.9	20	178.9
5	50.0	5	86.6	5	111.8	5	132.3	25	180.3
6	51.0	6	87.2	6	112.3	6	132.7	30	181.7
7	52.0	7	87.8	7	112.7	7	133.0	35	183.0
8	52.9	8	88.3	8	113.1	8	133.4	40	184.4
9	53.9	9	88.9	9	113.6	9	133.8	45	185.7
30	54.8	80	89.4	130	114.0	180	134.2	350	187.1
1	55.7	1	90.0	1	114.5	1	134.5	55	188.4
2	56.6	2	90.6	2	114.9	2	134.9	60	189.7
3	57.5	3	91.1	3	115.3	3	135.3	65	191.1
4	58.3	4	91.7	4	115.8	4	135.7	70	192.4
5	59.2	5	92.2	5	116.2	5	136.0	75	193.7
6	60.0	6	92.7	6	116.6	6	136.4	80	194.9
7	60.8	7	93.3	7	117.1	7	136.8	85	196.2
8	61.6	8	93.8	8	117.5	8	137.1	90	197.5
9	62.5	9	94.3	9	117.9	9	137.5	95	198.8
40	63.3	90	94.9	140	118.3	190	137.8	400	200.0
1	64.0	1	95.4	1	118.7	1	138.2	10	202.5
2	64.8	2	95.9	2	119.2	2	138.6	20	204.9
3	65.6	3	96.4	3	119.6	3	138.9	30	207.4
4	66.3	4	97.0	4	120.0	4	139.3	40	209.8
5	67.1	5	97.5	5	120.4	5	139.6	50	212.1
6	67.8	6	98.0	6	120.8	6	140.0	60	214.5
7	68.6	7	98.5	7	121.2	7	140.4	70	216.8
8	69.3	8	99.0	8	121.7	8	140.7	80	219.1
9	70.0	9	99.5	9	122.1	9	141.1	90	221.4
50	70.7	100	100.0	150	122.5	200	141.4	500	223.6

TABLE L.2
FOR 120 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	9.1	51	65.2	101	91.7	151	112.2	205	130.6
2	12.9	2	65.8	2	92.2	2	112.6	10	132.2
3	15.8	3	66.5	3	92.7	3	112.9	15	133.8
4	18.3	4	67.1	4	93.1	4	113.3	20	135.4
5	20.4	5	67.7	5	93.5	5	113.7	25	136.9
6	22.4	6	68.3	6	94.0	6	114.0	30	138.5
7	24.2	7	68.9	7	94.4	7	114.4	35	140.0
8	25.8	8	69.5	8	94.9	8	114.8	40	141.5
9	27.4	9	70.1	9	95.4	9	115.1	45	142.9
10	28.9	60	70.7	110	95.7	160	115.5	250	144.3
1	30.3	1	71.3	1	96.2	1	115.8	55	145.7
2	31.6	2	71.9	2	96.6	2	116.2	60	147.1
3	32.9	3	72.5	3	97.0	3	116.6	65	148.6
4	34.2	4	73.0	4	97.5	4	116.9	70	150.0
5	35.4	5	73.6	5	97.9	5	117.3	75	151.4
6	36.5	6	74.2	6	98.3	6	117.6	80	152.7
7	37.6	7	74.7	7	98.7	7	118.0	85	154.0
8	38.7	8	75.3	8	99.2	8	118.3	90	155.4
9	39.8	9	75.8	9	99.6	9	118.7	95	156.7
20	40.8	70	76.4	120	100.0	170	119.0	300	158.0
1	41.8	1	76.9	1	100.4	1	119.4	05	159.4
2	42.8	2	77.5	2	100.8	2	119.7	10	160.7
3	43.8	3	78.0	3	101.2	3	120.1	15	162.0
4	44.7	4	78.5	4	101.7	4	120.4	20	163.3
5	45.6	5	79.1	5	102.1	5	120.8	25	164.5
6	46.6	6	79.6	6	102.5	6	121.1	30	165.8
7	47.4	7	80.1	7	102.9	7	121.5	35	167.0
8	48.3	8	80.6	8	103.3	8	121.8	40	168.3
9	49.2	9	81.1	9	103.7	9	122.1	45	169.5
30	50.0	80	81.7	130	104.1	180	122.5	350	170.8
1	50.8	1	82.2	1	104.5	1	122.8	55	172.0
2	51.6	2	82.7	2	104.9	2	123.2	60	173.2
3	52.4	3	83.2	3	105.3	3	123.5	65	174.4
4	53.2	4	83.7	4	105.6	4	123.8	70	175.5
5	54.0	5	84.2	5	106.1	5	124.2	75	176.7
6	54.8	6	84.7	6	106.5	6	124.5	80	177.9
7	55.5	7	85.2	7	106.9	7	124.8	85	179.0
8	56.3	8	85.6	8	107.2	8	125.2	90	180.2
9	57.0	9	86.1	9	107.6	9	125.5	95	181.4
40	57.7	90	86.6	40	108.0	190	125.8	400	182.6
1	58.5	1	87.1	1	108.4	1	126.2	10	184.8
2	59.2	2	87.6	2	108.8	2	126.5	20	187.0
3	59.9	3	88.0	3	109.2	3	126.8	30	189.3
4	60.6	4	88.5	4	109.5	4	127.2	40	191.5
5	61.2	5	89.0	5	109.9	5	127.5	50	193.6
6	61.9	6	89.4	6	110.3	6	127.8	60	195.7
7	62.6	7	89.9	7	110.7	7	128.1	70	197.9
8	63.3	8	90.4	8	111.1	8	128.5	80	200.0
9	63.9	9	90.8	9	111.4	9	128.8	90	202.1
50	64.6	100	91.3	150	111.8	200	129.1	500	204.1

TABLE L.3
FOR 130 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	8.8	51	62.6	101	88.1	151	107.7	205	125.5
2	12.4	2	63.2	2	88.6	2	108.0	10	127.0
3	15.2	3	63.9	3	89.0	3	108.4	15	128.5
4	17.5	4	64.4	4	89.4	4	108.7	20	130.0
5	19.6	5	65.0	5	89.8	5	109.1	25	131.5
6	21.5	6	65.6	6	90.3	6	109.5	30	132.9
7	23.2	7	66.2	7	90.7	7	109.8	35	134.4
8	24.8	8	66.8	8	91.2	8	110.2	40	135.8
9	26.3	9	67.4	9	91.6	9	110.5	45	137.1
10	27.7	60	68.0	110	92.0	160	110.9	250	138.6
1	29.1	1	68.5	1	92.4	1	111.2	55	140.0
2	30.3	2	69.0	2	92.8	2	111.5	60	141.3
3	31.6	3	69.6	3	93.2	3	111.9	65	142.6
4	32.8	4	70.2	4	93.6	4	112.3	70	144.0
5	33.9	5	70.7	5	94.1	5	112.5	75	145.4
6	35.0	6	71.3	6	94.4	6	112.9	80	146.6
7	36.2	7	71.8	7	94.8	7	113.2	85	148.0
8	37.2	8	72.3	8	95.3	8	113.6	90	149.2
9	38.2	9	72.8	9	95.7	9	114.0	95	150.5
20	39.2	70	73.3	120	96.1	170	114.3	300	151.8
1	40.2	1	73.9	1	96.4	1	114.6	05	153.0
2	41.1	2	74.4	2	96.8	2	115.0	10	154.3
3	42.0	3	75.0	3	97.2	3	115.3	15	155.5
4	42.9	4	75.4	4	97.6	4	115.6	20	156.7
5	43.8	5	75.9	5	98.0	5	116.0	25	158.0
6	44.7	6	76.4	6	98.4	6	116.2	30	159.1
7	45.5	7	76.9	7	98.8	7	116.5	35	160.4
8	46.4	8	77.4	8	99.2	8	116.9	40	161.5
9	47.2	9	77.9	9	99.6	9	117.2	45	162.8
30	48.0	80	78.4	130	100.0	180	117.5	350	164.0
1	48.8	1	78.9	1	100.4	1	117.9	55	165.1
2	49.6	2	79.4	2	100.7	2	118.2	60	166.3
3	50.3	3	79.9	3	101.0	3	118.5	65	167.5
4	51.1	4	80.4	4	101.5	4	118.9	70	168.5
5	51.8	5	80.8	5	101.8	5	119.2	75	169.7
6	52.6	6	81.3	6	102.2	6	119.5	80	170.9
7	53.3	7	81.8	7	102.5	7	119.8	85	172.0
8	54.1	8	82.2	8	103.0	8	120.2	90	173.1
9	54.7	9	82.7	9	103.4	9	120.5	95	174.2
40	55.4	90	83.2	140	103.7	190	120.8	400	175.4
1	56.1	1	83.6	1	104.0	1	121.1	10	177.5
2	56.8	2	84.1	2	104.5	2	121.5	20	179.6
3	57.5	3	84.6	3	104.8	3	121.7	30	181.7
4	58.2	4	85.0	4	105.1	4	122.0	40	183.9
5	58.8	5	85.4	5	105.5	5	122.4	50	186.0
6	59.4	6	85.9	6	105.9	6	122.6	60	188.0
7	60.0	7	86.4	7	106.3	7	123.0	70	190.0
8	60.7	8	86.8	8	106.6	8	123.3	80	192.0
9	61.4	9	87.2	9	107.0	9	123.6	90	194.0
50	61.9	100	87.7	150	107.4	200	124.0	500	196.0

TABLE L.4
FOR 140 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	8.5	51	60.4	101	84.9	151	103.8	205	121.0
2	12.0	2	61.0	2	85.4	2	104.2	10	122.4
3	14.6	3	61.6	3	85.8	3	104.5	15	123.9
4	16.9	4	62.1	4	86.2	4	104.9	20	125.3
5	18.9	5	62.7	5	86.6	5	105.2	25	126.7
6	20.7	6	63.2	6	87.0	6	105.5	30	128.1
7	22.4	7	63.8	7	87.4	7	105.9	35	129.5
8	23.9	8	64.4	8	87.8	8	106.2	40	130.9
9	25.4	9	64.9	9	88.2	9	106.5	45	132.3
10	26.7	60	65.4	110	88.6	160	106.9	250	133.6
1	28.0	1	66.0	1	89.0	1	107.2	55	135.0
2	29.3	2	66.6	2	89.4	2	107.5	60	136.2
3	30.5	3	67.1	3	89.8	3	107.9	65	137.5
4	31.6	4	67.6	4	90.2	4	108.2	70	138.8
5	32.7	5	68.2	5	90.6	5	108.5	75	140.1
6	33.8	6	68.7	6	91.0	6	108.8	80	141.4
7	34.8	7	69.2	7	91.4	7	109.2	85	142.6
8	35.8	8	69.7	8	91.8	8	109.5	90	143.8
9	36.8	9	70.2	9	92.2	9	109.8	95	145.0
20	37.8	70	70.7	120	92.6	170	110.1	300	146.3
1	38.7	1	71.2	1	93.0	1	110.5	05	147.5
2	39.7	2	71.7	2	93.4	2	110.8	10	148.7
3	40.5	3	72.2	3	93.7	3	111.0	15	149.9
4	41.4	4	72.7	4	94.1	4	111.4	20	151.1
5	42.3	5	73.2	5	94.5	5	111.7	25	152.2
6	43.2	6	73.7	6	94.8	6	112.0	30	153.4
7	43.9	7	74.2	7	95.2	7	112.4	35	154.6
8	44.7	8	74.6	8	95.6	8	112.7	40	155.8
9	45.5	9	75.2	9	96.0	9	113.0	45	156.9
30	46.3	80	75.6	130	96.4	180	113.3	350	158.0
1	47.1	1	76.1	1	96.7	1	113.6	55	159.1
2	47.8	2	77.6	2	97.1	2	113.9	60	160.2
3	48.5	3	77.0	3	97.4	3	114.3	65	161.4
4	49.3	4	77.4	4	97.8	4	114.6	70	162.5
5	50.0	5	77.9	5	98.2	5	114.9	75	163.6
6	50.7	6	78.4	6	98.6	6	115.2	80	164.7
7	51.4	7	78.8	7	98.9	7	115.5	85	165.7
8	52.1	8	79.3	8	99.3	8	115.8	90	166.8
9	52.8	9	79.8	9	99.7	9	116.1	95	167.9
40	53.4	90	80.2	140	100.0	190	116.4	400	169.0
1	54.2	1	80.6	1	100.3	1	116.7	10	171.0
2	54.8	2	81.1	2	100.7	2	117.0	20	173.1
3	55.4	3	81.5	3	101.0	3	117.3	30	175.1
4	56.0	4	82.0	4	101.4	4	117.6	40	177.2
5	56.7	5	82.4	5	101.7	5	117.9	50	179.2
6	57.4	6	82.8	6	102.1	6	118.2	60	181.2
7	58.0	7	83.2	7	102.5	7	118.5	70	183.1
8	58.6	8	83.7	8	102.8	8	118.8	80	185.0
9	59.2	9	84.1	9	103.1	9	119.1	90	187.0
50	59.7	100	84.5	150	103.5	200	119.5	500	189.0

TABLE L.5
FOR 150 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	8.2	51	58.3	101	82.0	151	100.4	205	116.9
2	11.5	2	58.9	2	82.4	2	100.7	10	118.3
3	14.1	3	59.4	3	82.8	3	101.0	15	119.7
4	16.3	4	60.0	4	83.3	4	101.4	20	121.1
5	18.3	5	60.5	5	83.7	5	101.7	25	122.5
6	20.0	6	61.1	6	84.1	6	102.0	30	123.8
7	21.6	7	61.6	7	84.5	7	102.3	35	125.1
8	23.2	8	62.2	8	84.9	8	102.6	40	126.5
9	24.5	9	62.7	9	85.2	9	103.0	45	127.8
10	25.8	60	63.2	110	85.6	160	103.3	250	129.1
1	27.2	1	63.8	1	86.0	1	103.6	55	130.4
2	28.3	2	64.3	2	86.4	2	103.9	60	131.7
3	29.4	3	64.8	3	86.8	3	104.2	65	132.9
4	30.6	4	65.3	4	87.2	4	104.5	70	134.2
5	31.6	5	65.8	5	87.6	5	104.8	75	135.4
6	32.7	6	66.3	6	87.9	6	105.2	80	136.6
7	33.7	7	66.8	7	88.3	7	105.5	85	137.8
8	34.6	8	67.3	8	88.7	8	105.8	90	139.0
9	35.6	9	67.8	9	89.0	9	106.2	95	140.2
20	36.5	70	68.3	120	89.4	170	106.4	300	141.4
1	37.4	1	68.8	1	89.8	1	106.7	05	142.6
2	38.3	2	69.3	2	90.2	2	107.0	10	143.8
3	39.2	3	69.8	3	90.6	3	107.3	15	144.9
4	40.0	4	70.3	4	90.9	4	107.7	20	146.0
5	40.8	5	70.7	5	91.3	5	108.0	25	147.1
6	41.6	6	71.2	6	91.7	6	108.2	30	148.2
7	42.4	7	71.6	7	92.0	7	108.5	35	149.4
8	43.2	8	72.1	8	92.4	8	108.8	40	150.5
9	44.0	9	72.6	9	92.7	9	109.2	45	151.6
30	44.7	80	73.0	130	93.1	180	109.5	350	152.7
1	45.5	1	73.5	1	93.4	1	109.8	55	153.8
2	46.2	2	73.9	2	93.8	2	110.1	60	154.9
3	46.9	3	74.4	3	94.2	3	110.4	65	155.9
4	47.6	4	74.8	4	94.5	4	110.7	70	157.0
5	48.3	5	75.3	5	94.8	5	111.0	75	158.0
6	49.0	6	75.7	6	95.2	6	111.3	80	159.0
7	49.7	7	76.1	7	95.6	7	111.7	85	160.1
8	50.3	8	76.6	8	95.9	8	112.0	90	161.1
9	51.0	9	77.0	9	96.2	9	112.2	95	162.2
40	51.7	90	77.4	140	96.6	190	112.5	400	163.2
1	52.3	1	77.9	1	97.0	1	112.8	10	165.2
2	52.9	2	78.3	2	97.3	2	113.1	20	167.3
3	53.6	3	78.7	3	97.6	3	113.4	30	169.3
4	54.2	4	79.2	4	98.0	4	113.7	40	171.3
5	54.8	5	79.6	5	98.3	5	114.0	50	173.2
6	55.4	6	80.0	6	98.6	6	114.3	60	175.0
7	56.0	7	80.4	7	99.0	7	114.6	70	177.9
8	56.6	8	80.8	8	99.4	8	114.8	80	178.9
9	57.2	9	81.2	9	99.7	9	115.1	90	180.7
50	57.8	100	81.6	150	100.0	200	115.4	500	182.5

TABLE L.6
FOR 175 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	7.6	51	54.0	101	76.0	152	93.2	255	120.7
2	10.7	2	54.5	2	76.3	54	93.8	60	121.8
3	13.1	3	55.0	3	76.7	56	94.4	65	123.0
4	15.1	4	55.6	4	77.1	58	95.0	70	124.2
5	16.9	5	56.1	5	77.4	60	95.6	75	125.3
6	18.5	6	56.6	6	77.8	62	96.2	80	126.5
7	20.0	7	57.1	7	78.2	64	96.8	85	127.5
8	21.4	8	57.6	8	78.5	66	97.4	90	128.7
9	22.7	9	58.0	9	78.9	68	98.0	95	129.8
10	23.9	60	58.5	110	79.2	170	98.5	300	130.9
1	25.0	1	59.0	1	79.6	72	99.1	05	132.0
2	26.2	2	59.5	2	80.0	74	99.7	10	133.0
3	27.3	3	60.0	3	80.3	76	100.3	15	134.1
4	28.3	4	60.4	4	80.7	78	100.8	20	135.2
5	29.3	5	60.9	5	81.0	80	101.4	25	136.2
6	30.2	6	61.4	6	81.4	82	102.0	30	137.3
7	31.2	7	61.8	7	81.7	84	102.5	35	138.3
8	32.1	8	62.3	8	82.1	86	103.0	40	139.4
9	32.9	9	62.8	9	82.5	88	103.6	45	140.4
20	33.8	70	63.2	120	82.8	190	104.2	350	141.4
1	34.6	1	63.7	1	83.1	92	104.7	55	142.4
2	35.4	2	64.2	2	83.5	94	105.3	60	143.3
3	36.2	3	64.6	3	83.8	96	105.8	65	144.4
4	37.0	4	65.0	4	84.2	98	106.4	70	145.4
5	37.8	5	65.4	5	84.5	200	106.8	75	146.3
6	38.5	6	65.8	6	84.8	02	107.4	80	147.3
7	39.3	7	66.3	7	85.2	04	107.9	85	148.3
8	40.0	8	66.8	8	85.5	06	108.4	90	149.2
9	40.7	9	67.2	9	85.8	08	109.0	95	150.2
30	41.4	80	67.6	130	86.2	210	109.5	400	151.1
1	42.1	1	68.0	1	86.5	12	110.0	05	152.0
2	42.8	2	68.4	2	86.8	14	110.5	10	153.0
3	43.4	3	68.8	3	87.2	16	111.0	15	154.0
4	44.1	4	69.2	4	87.5	18	111.6	20	154.9
5	44.7	5	69.7	5	87.8	20	112.1	25	155.8
6	45.3	6	70.1	6	88.1	22	112.6	30	156.7
7	45.9	7	70.5	7	88.4	24	113.1	35	157.6
8	46.6	8	70.9	8	88.8	26	113.6	40	158.5
9	47.2	9	71.3	9	89.1	28	114.1	45	159.4
40	47.8	90	71.7	140	89.4	230	114.6	450	160.3
1	48.4	1	72.1	1	89.7	32	115.1	55	161.2
2	49.0	2	72.5	2	90.0	34	115.6	60	162.0
3	49.6	3	72.9	3	90.4	36	116.1	65	162.9
4	50.2	4	73.2	4	90.7	38	116.6	70	163.8
5	50.7	5	73.6	5	91.0	40	117.0	75	164.7
6	51.2	6	74.0	6	91.3	42	117.5	80	165.5
7	51.8	7	74.4	7	91.6	44	118.0	85	166.4
8	52.4	8	74.8	8	91.9	46	118.5	90	167.3
9	52.9	9	75.2	9	92.2	48	119.0	95	168.2
50	53.4	100	75.6	150	92.6	250	119.5	500	169.0

TABLE L.7
FOR 200 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	7.1	51	50.5	101	71.1	152	87.2	255	112.9
2	10.0	2	51.0	2	71.4	54	87.8	60	114.0
3	12.3	3	51.5	3	71.8	56	88.4	65	115.1
4	14.1	4	52.0	4	72.2	58	88.9	70	116.2
5	15.8	5	52.4	5	72.5	60	89.5	75	117.3
6	17.3	6	52.9	6	72.8	62	90.0	80	118.3
7	18.7	7	53.4	7	73.2	64	90.6	85	119.4
8	20.0	8	53.9	8	73.5	66	91.1	90	120.5
9	21.2	9	54.3	9	73.8	68	91.7	95	121.5
10	22.4	60	54.8	110	74.2	170	92.2	300	122.5
1	23.5	1	55.2	1	74.5	72	92.7	05	123.5
2	24.5	2	55.7	2	74.8	74	93.3	10	124.5
3	25.5	3	56.1	3	75.2	76	93.8	15	125.5
4	26.5	4	56.6	4	75.5	78	94.3	20	126.5
5	27.4	5	57.0	5	75.8	80	94.8	25	127.5
6	28.3	6	57.4	6	76.2	82	95.4	30	128.5
7	29.2	7	57.9	7	76.5	84	95.9	35	129.5
8	30.0	8	58.3	8	76.8	86	96.4	40	130.4
9	30.8	9	58.8	9	77.2	88	97.0	45	131.4
20	31.6	70	59.2	120	77.5	190	97.5	350	132.4
1	32.4	1	59.6	1	77.8	92	98.0	55	133.3
2	33.2	2	60.0	2	78.1	94	98.5	60	134.2
3	33.9	3	60.4	3	78.4	96	99.0	65	135.1
4	34.7	4	60.8	4	78.8	98	99.5	70	136.0
5	35.4	5	61.2	5	79.1	200	100.0	75	137.0
6	36.1	6	61.6	6	79.4	02	100.5	80	137.9
7	36.7	7	62.0	7	79.7	04	101.0	85	138.7
8	37.4	8	62.4	8	80.0	06	101.5	90	139.6
9	38.1	9	62.8	9	80.3	08	102.0	95	140.5
30	38.7	80	63.2	130	80.6	210	102.5	400	141.4
1	39.4	1	63.6	1	80.9	12	103.0	05	142.3
2	40.0	2	64.0	2	81.2	14	103.5	10	143.2
3	40.6	3	64.4	3	81.6	16	103.9	15	144.0
4	41.2	4	64.8	4	81.9	18	104.4	20	144.9
5	41.8	5	65.2	5	82.2	20	104.9	25	145.8
6	42.4	6	65.6	6	82.5	22	105.4	30	146.6
7	43.0	7	66.0	7	82.8	24	105.8	35	147.5
8	43.6	8	66.3	8	83.1	26	106.3	40	148.4
9	44.2	9	66.7	9	83.4	28	106.8	45	149.2
40	44.7	90	67.1	140	83.7	230	107.3	450	150.0
1	45.2	1	67.4	1	84.0	32	107.7	55	150.8
2	45.8	2	67.8	2	84.3	34	108.2	60	151.7
3	46.4	3	68.2	3	84.6	36	108.6	65	152.5
4	46.9	4	68.6	4	84.8	38	109.1	70	153.4
5	47.5	5	68.9	5	85.2	40	109.5	75	154.2
6	48.0	6	69.3	6	85.4	42	110.0	80	155.0
7	48.5	7	69.6	7	85.7	44	110.5	85	155.8
8	49.0	8	70.0	8	86.0	46	110.9	90	156.5
9	49.5	9	70.4	9	86.3	48	111.4	95	157.3
50	50.0	100	70.8	150	86.6	250	111.8	500	158.1

TABLE L.8
FOR 250 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	6.3	51	45.2	102	63.9	202	89.9	302	109.8
2	8.9	2	45.6	04	64.5	04	90.4	04	110.2
3	11.0	3	46.0	06	65.2	06	90.8	06	110.6
4	12.6	4	46.5	08	65.8	08	91.2	08	111.0
5	14.1	5	46.9	10	66.4	10	91.7	10	111.3
6	15.5	6	47.3	12	67.0	12	92.1	12	111.7
7	16.7	7	47.8	14	67.6	14	92.6	14	112.0
8	17.9	8	48.2	16	68.2	16	93.0	16	112.4
9	19.0	9	48.6	18	68.8	18	93.4	18	112.7
10	20.0	60	49.0	120	69.3	220	93.8	320	113.1
1	20.9	1	49.4	22	69.9	22	94.2	22	113.5
2	21.8	2	49.8	24	70.5	24	94.7	24	113.8
3	22.8	3	50.2	26	71.0	26	95.2	26	114.2
4	23.7	4	50.6	28	71.6	28	95.6	28	114.5
5	24.5	5	51.0	30	72.2	30	96.0	30	114.8
6	25.3	6	51.4	32	72.7	32	96.4	32	115.2
7	26.1	7	51.8	34	73.2	34	96.8	34	115.5
8	26.8	8	52.2	36	73.8	36	97.2	36	115.9
9	27.6	9	52.6	38	74.3	38	97.6	38	116.3
20	28.3	70	52.9	140	74.9	240	98.0	340	116.6
1	29.0	1	53.3	42	75.4	42	98.4	42	117.0
2	29.7	2	53.7	44	75.9	44	98.8	44	117.3
3	30.3	3	54.0	46	76.4	46	99.2	46	117.6
4	31.0	4	54.4	48	77.0	48	99.6	48	118.0
5	31.6	5	54.8	50	77.5	50	100.0	50	118.3
6	32.3	6	55.2	52	78.0	52	100.4	52	118.6
7	32.9	7	55.5	54	78.5	54	100.8	54	119.0
8	33.5	8	55.9	56	79.0	56	101.2	56	119.3
9	34.1	9	56.2	58	79.5	58	101.6	58	119.6
30	34.6	80	56.6	160	80.0	260	102.0	360	120.0
1	35.2	1	56.9	62	80.5	62	102.4	62	120.3
2	35.8	2	57.3	64	81.0	64	102.8	64	120.6
3	36.3	3	57.6	66	81.5	66	103.2	66	121.0
4	36.9	4	58.0	68	82.0	68	103.5	68	121.3
5	37.4	5	58.3	70	82.5	70	103.9	70	121.6
6	37.9	6	58.6	72	83.0	72	104.3	72	122.0
7	38.5	7	59.0	74	83.4	74	104.6	74	122.3
8	39.0	8	59.4	76	83.9	76	105.0	76	122.6
9	39.5	9	59.7	78	84.4	78	105.4	78	123.0
40	40.0	90	60.0	180	84.9	280	105.8	380	123.3
1	40.5	1	60.4	82	85.4	82	106.2	82	123.6
2	41.0	2	60.7	84	85.8	84	106.5	84	123.9
3	41.5	3	61.0	86	86.3	86	106.9	86	124.2
4	42.0	4	61.3	88	86.8	88	107.3	88	124.5
5	42.4	5	61.6	90	87.2	90	107.7	90	124.9
6	42.9	6	62.0	92	87.6	92	108.1	92	125.2
7	43.4	7	62.3	94	88.1	94	108.5	94	125.5
8	43.8	8	62.6	96	88.6	96	108.8	96	125.8
9	44.3	9	62.9	98	89.0	98	109.2	98	126.1
50	44.7	100	63.2	200	89.5	300	109.5	400	126.5

TABLE L.9
FOR 300 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	5.8	51	41.2	102	58.3	202	82.0	305	100.8
2	8.2	2	41.6	04	58.9	04	82.5	10	101.6
3	10.0	3	42.0	06	59.4	06	82.9	15	102.5
4	11.5	4	42.4	08	60.0	08	83.3	20	103.3
5	12.9	5	42.8	10	60.6	10	83.7	25	104.1
6	14.1	6	43.2	12	61.1	12	84.1	30	104.9
7	15.3	7	43.6	14	61.6	14	84.5	35	105.7
8	16.3	8	44.0	16	62.2	16	84.8	40	106.5
9	17.3	9	44.4	18	62.7	18	85.2	45	107.2
10	18.3	60	44.7	120	63.2	220	85.6	350	108.0
1	19.1	1	45.1	22	63.8	22	86.0	55	108.7
2	20.0	2	45.5	24	64.3	24	86.4	60	109.5
3	20.8	3	45.8	26	64.8	26	86.8	65	110.2
4	21.6	4	46.2	28	65.3	28	87.2	70	111.0
5	22.4	5	46.5	30	65.8	30	87.6	75	111.8
6	23.1	6	46.8	32	66.3	32	88.0	80	112.5
7	23.8	7	47.2	34	66.8	34	88.4	85	113.3
8	24.5	8	47.6	36	67.3	36	88.8	90	114.0
9	25.2	9	47.9	38	67.8	38	89.1	95	114.7
20	25.8	70	48.3	140	68.3	240	89.5	400	115.5
1	26.5	1	48.6	42	68.8	42	89.8	05	116.2
2	27.1	2	49.0	44	69.3	44	90.2	10	116.9
3	27.7	3	49.3	46	69.8	46	90.6	15	117.6
4	28.3	4	49.7	48	70.3	48	91.0	20	118.3
5	28.9	5	50.0	50	70.8	50	91.3	25	119.0
6	29.4	6	50.4	52	71.2	52	91.6	30	119.7
7	30.0	7	50.7	54	71.7	54	92.0	35	120.4
8	30.5	8	51.0	56	72.2	56	92.4	40	121.1
9	31.1	9	51.3	58	72.6	58	92.8	45	121.7
30	31.6	80	51.6	160	73.0	260	93.1	450	122.4
1	32.1	1	52.0	62	73.5	62	93.5	55	123.1
2	32.7	2	52.3	64	74.0	64	93.8	60	123.8
3	33.2	3	52.6	66	74.4	66	94.2	65	124.5
4	33.7	4	52.9	68	74.8	68	94.6	70	125.1
5	34.2	5	53.2	70	75.3	70	94.9	75	125.8
6	34.6	6	53.5	72	75.8	72	95.2	80	126.4
7	35.1	7	53.8	74	76.2	74	95.6	85	127.1
8	35.6	8	54.2	76	76.6	76	96.0	90	127.7
9	36.0	9	54.5	78	77.0	78	96.3	95	128.4
40	36.5	90	54.8	180	77.5	280	96.6	500	129.0
1	37.0	1	55.1	82	77.9	82	97.0	05	129.7
2	37.4	2	55.4	84	78.3	84	97.3	10	130.4
3	37.8	3	55.7	86	78.8	86	97.6	15	131.0
4	38.3	4	56.0	88	79.2	88	98.0	20	131.6
5	38.7	5	56.3	90	79.6	90	98.3	25	132.2
6	39.2	6	56.6	92	80.0	92	98.6	30	132.9
7	39.6	7	56.9	94	80.4	94	99.0	35	133.5
8	40.0	8	57.2	96	80.8	96	99.3	40	134.1
9	40.4	9	57.5	98	81.2	98	99.7	45	134.8
50	40.8	100	57.8	200	81.6	300	100.0	550	135.4

TABLE L.10
FOR 350 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	5.3	51	38.2	102	54.0	202	76.0	305	93.4
2	7.6	2	38.5	04	54.5	04	76.4	10	94.2
3	9.3	3	38.9	06	55.0	06	76.8	15	94.9
4	10.7	4	39.3	08	55.6	08	77.2	20	95.6
5	12.0	5	39.6	10	56.1	10	77.5	25	96.4
6	13.1	6	40.0	12	56.6	12	77.8	30	97.2
7	14.1	7	40.4	14	57.1	14	78.2	35	97.9
8	15.1	8	40.7	16	57.6	16	78.6	40	98.6
9	16.0	9	41.1	18	58.1	18	78.9	45	99.3
10	16.9	60	41.4	120	58.6	220	79.3	350	100.0
1	17.7	1	41.7	22	59.1	22	79.6	55	100.7
2	18.5	2	42.1	24	59.6	24	80.0	60	101.4
3	19.3	3	42.4	26	60.0	26	80.4	65	102.1
4	20.0	4	42.8	28	60.5	28	80.8	70	102.8
5	20.7	5	43.1	30	61.0	30	81.1	75	103.5
6	21.4	6	43.4	32	61.4	32	81.4	80	104.2
7	22.1	7	43.7	34	61.8	34	81.8	85	104.9
8	22.7	8	44.1	36	62.3	36	82.1	90	105.6
9	23.3	9	44.4	38	62.8	38	82.4	95	106.3
20	23.9	70	44.7	140	63.2	240	82.8	400	106.9
1	24.5	1	15.0	42	63.7	42	83.2	05	107.5
2	25.1	2	45.4	44	64.2	44	83.5	10	108.2
3	25.6	3	45.7	46	64.6	46	83.8	15	108.8
4	26.2	4	46.0	48	65.0	48	84.2	20	109.5
5	26.7	5	46.3	50	65.5	50	84.6	25	110.2
6	27.3	6	46.6	52	65.9	52	84.9	30	110.8
7	27.8	7	46.9	54	66.4	54	85.2	35	111.5
8	28.3	8	47.2	56	66.8	56	85.6	40	112.1
9	28.8	9	47.5	58	67.2	58	85.9	45	112.7
30	29.3	80	47.8	160	67.6	260	86.2	450	113.4
1	29.8	1	48.1	62	68.0	62	86.5	55	114.0
2	30.2	2	48.4	64	68.4	64	86.8	60	114.6
3	30.7	3	48.7	66	68.9	66	87.2	65	115.3
4	31.2	4	49.0	68	69.3	68	87.5	70	115.9
5	31.6	5	49.3	70	69.7	70	87.8	75	116.5
6	32.1	6	49.6	72	70.1	72	88.2	80	117.1
7	32.5	7	49.9	74	70.5	74	88.5	85	117.7
8	32.9	8	50.2	76	70.9	76	88.8	90	118.3
9	33.4	9	50.4	78	71.3	78	89.2	95	118.9
40	33.8	90	50.7	180	71.7	280	89.5	500	119.5
1	34.2	1	51.0	82	72.1	82	89.8	05	120.0
2	34.6	2	51.3	84	72.5	84	90.1	10	120.7
3	35.0	3	51.6	86	72.9	86	90.4	15	121.3
4	35.5	4	51.8	88	73.3	88	90.7	20	121.9
5	35.9	5	52.1	90	73.7	90	91.0	25	122.5
6	36.3	6	52.4	92	74.1	92	91.4	30	123.0
7	36.7	7	52.6	94	74.4	94	91.7	35	123.6
8	37.0	8	52.9	96	74.8	96	92.0	40	124.2
9	37.4	9	53.2	98	75.2	98	92.3	45	124.7
50	37.8	100	53.4	200	75.6	300	92.6	550	125.3

TABLE L.11
FOR 400 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	5.0	51	35.7	102	50.5	202	71.1	380	97.5
2	7.1	2	36.1	04	51.0	04	71.4	85	98.1
3	8.7	3	36.4	06	51.5	06	71.8	90	98.8
4	10.0	4	36.7	08	52.0	08	72.1	95	99.4
5	11.2	5	37.1	10	52.4	10	72.5	400	100.0
6	12.2	6	37.4	12	52.9	12	72.8	05	100.6
7	13.2	7	37.7	14	53.4	14	73.2	10	101.2
8	14.1	8	38.1	16	53.8	16	73.5	15	101.8
9	15.0	9	38.4	18	54.3	18	73.8	20	102.5
10	15.8	60	38.7	120	54.8	220	74.2	425	103.0
1	16.6	1	39.1	22	55.2	22	74.5	30	103.6
2	17.3	2	39.4	24	55.7	24	74.8	35	104.3
3	18.0	3	39.7	26	56.1	26	75.2	40	104.9
4	18.7	4	40.0	28	56.6	28	75.5	45	105.5
5	19.4	5	40.3	30	57.0	30	75.8	50	106.0
6	20.0	6	40.6	32	57.4	32	76.2	55	106.6
7	20.6	7	40.9	34	57.9	34	76.5	60	107.2
8	21.2	8	41.2	36	58.3	36	76.8	65	107.8
9	21.8	9	41.5	38	58.8	38	77.1	70	108.4
20	22.4	70	41.8	140	59.2	240	77.4	475	109.0
1	22.9	1	42.1	42	59.6	42	77.8	80	109.5
2	23.4	2	42.4	44	60.0	44	78.1	85	110.0
3	24.0	3	42.7	46	60.4	46	78.4	90	110.6
4	24.5	4	43.0	48	60.8	48	78.7	95	111.2
5	25.0	5	43.3	50	61.2	50	79.1	500	111.8
6	25.5	6	43.6	52	61.6	55	79.8	05	112.4
7	26.0	7	43.9	54	62.0	60	80.6	10	113.0
8	26.5	8	44.2	56	62.4	65	81.4	15	113.5
9	26.9	9	44.4	58	62.8	70	82.2	20	114.0
30	27.4	80	44.7	160	63.2	275	82.9	525	114.5
1	27.8	1	45.0	62	63.6	80	83.6	30	115.0
2	28.3	2	45.3	64	64.0	85	84.4	35	115.6
3	28.7	3	45.6	66	64.4	90	85.2	40	116.1
4	29.1	4	45.8	68	64.8	95	85.9	45	116.6
5	29.6	5	46.1	70	65.2	300	86.6	50	117.2
6	30.0	6	46.4	72	65.6	05	87.3	55	117.8
7	30.4	7	46.6	74	65.9	10	88.0	60	118.3
8	30.8	8	46.9	76	66.3	15	88.7	65	118.8
9	31.2	9	47.2	78	66.7	20	89.4	70	119.3
40	31.6	90	47.4	180	67.1	325	90.1	575	119.8
1	32.0	1	47.7	82	67.4	30	90.8	80	120.4
2	32.4	2	47.9	84	67.8	35	91.5	85	121.0
3	32.8	3	48.2	86	68.2	40	92.2	90	121.5
4	33.2	4	48.5	88	68.6	45	92.8	95	122.0
5	33.5	5	48.7	90	68.9	50	93.6	600	122.5
6	33.9	6	49.0	92	69.3	55	94.2	05	123.0
7	34.3	7	49.2	94	69.6	60	94.8	10	123.5
8	34.6	8	49.5	96	70.0	65	95.5	15	124.0
9	35.0	9	49.7	98	70.4	70	96.2	20	124.5
50	35.4	100	50.0	200	70.7	375	96.8	625	125.0

TABLE L.12
FOR 500 FT. STANDARD
VALUE OF GIVEN DEPTH IN PERCENT OF STANDARD DEPTH

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	4.5	51	31.9	102	45.2	205	64.0	455	95.4
2	6.3	2	32.3	04	45.6	10	64.8	60	96.0
3	7.7	3	32.6	06	46.1	15	65.6	65	96.5
4	8.9	4	32.9	08	46.5	20	66.4	70	97.0
5	10.0	5	33.2	10	46.9	25	67.1	75	97.5
6	11.0	6	33.5	12	47.3	30	67.8	80	98.0
7	11.8	7	33.8	14	47.8	35	68.6	85	98.5
8	12.7	8	34.1	16	48.2	40	69.3	90	99.0
9	13.4	9	34.3	18	48.6	45	70.0	95	99.5
10	14.1	60	34.6	120	49.0	250	70.7	500	100.0
1	14.8	1	34.9	22	49.4	55	71.4	05	100.5
2	15.5	2	35.2	24	49.8	60	72.1	10	101.0
3	16.1	3	35.5	26	50.2	65	72.8	15	101.5
4	16.7	4	35.8	28	50.6	70	73.5	20	102.0
5	17.3	5	36.0	30	51.0	75	74.2	25	102.5
6	17.9	6	36.3	32	51.4	80	74.8	30	103.0
7	18.4	7	36.6	34	51.8	85	75.5	35	103.5
8	19.0	8	36.9	36	52.2	90	76.2	40	104.0
9	19.5	9	37.1	38	52.6	95	76.8	45	104.4
20	20.0	70	37.4	140	52.9	300	77.5	550	104.8
1	20.5	1	37.7	42	53.3	05	78.1	55	105.3
2	21.0	2	37.9	44	53.7	10	78.8	60	105.8
3	21.4	3	38.2	46	54.0	15	79.4	65	106.3
4	21.9	4	38.5	48	54.4	20	80.0	70	106.7
5	22.4	5	38.7	50	54.8	25	80.6	75	107.2
6	22.8	6	39.0	52	55.2	30	81.2	80	107.7
7	23.2	7	39.3	54	55.5	35	81.8	85	108.2
8	23.7	8	39.5	56	55.9	40	82.5	90	108.6
9	24.1	9	39.8	58	56.2	45	83.1	95	109.0
30	24.5	80	40.0	160	56.6	350	83.7	600	109.5
1	24.9	1	40.2	62	56.9	55	84.3	05	110.0
2	25.3	2	40.5	64	57.3	60	84.8	10	110.5
3	25.7	3	40.7	66	57.6	65	85.4	15	110.9
4	26.1	4	41.0	68	58.0	70	86.0	20	111.3
5	26.5	5	41.2	70	58.3	75	86.6	25	111.7
6	26.8	6	41.5	72	58.7	80	87.2	30	112.2
7	27.2	7	41.7	74	59.0	85	87.8	35	112.6
8	27.6	8	42.0	76	59.3	90	88.3	40	113.1
9	27.9	9	42.2	78	59.7	95	88.9	45	113.6
40	28.3	90	42.4	180	60.0	400	89.4	650	114.0
1	28.6	1	42.7	82	60.4	05	90.0	55	114.5
2	29.0	2	42.9	84	60.7	10	90.6	60	114.9
3	29.3	3	43.1	86	61.0	15	91.2	65	115.3
4	29.7	4	43.4	88	61.3	20	91.6	70	115.7
5	30.0	5	43.6	90	61.6	25	92.2	75	116.1
6	30.3	6	43.8	92	62.0	30	92.8	80	116.6
7	30.7	7	44.0	94	62.3	35	93.3	85	117.0
8	31.0	8	44.3	96	62.6	40	93.8	90	117.5
9	31.3	9	44.5	98	62.9	45	94.3	95	117.9
50	31.6	100	44.7	200	63.2	450	94.9	700	118.3

TABLE L. 13

VALUE OF EACH SQUARE FOOT AT GIVEN DEPTH IN PERCENT OF 100 FT. STANDARD FOOT FRONT: For any other standard depth divide figures in table by one-tenth the square root of desired standard depth.

DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE	DEPTH	VALUE
1	10.00	41	.786	81	.556	121	.455	161	.395	205	.349
2	4.142	2	.776	2	.552	2	.453	2	.393	10	.346
3	3.179	3	.767	3	.549	3	.451	3	.392	15	.342
4	2.679	4	.758	4	.546	4	.450	4	.391	20	.338
5	2.361	5	.749	5	.543	5	.448	5	.390	25	.334
6	2.134	6	.741	6	.540	6	.446	6	.389	30	.330
7	1.963	7	.733	7	.537	7	.444	7	.388	35	.326
8	1.826	8	.725	8	.534	8	.442	8	.387	40	.323
9	1.716	9	.718	9	.531	9	.440	9	.385	45	.320
10	1.623	50	.711	90	.528	130	.438	170	.384	250	.316
1	1.543	1	.704	1	.525	1	.437	1	.383	55	.313
2	1.475	2	.697	2	.522	2	.436	2	.382	60	.310
3	1.415	3	.690	3	.519	3	.435	3	.381	65	.307
4	1.361	4	.683	4	.516	4	.434	4	.380	70	.305
5	1.313	5	.677	5	.513	5	.431	5	.379	75	.302
6	1.270	6	.671	6	.510	6	.429	6	.378	80	.299
7	1.231	7	.665	7	.507	7	.428	7	.377	85	.296
8	1.195	8	.659	8	.505	8	.426	8	.376	90	.294
9	1.163	9	.653	9	.503	9	.425	9	.374	95	.292
20	1.132	60	.647	100	.501	140	.424	180	.373	300	.289
1	1.104	1	.642	1	.498	1	.422	1	.372	10	.284
2	1.078	2	.637	2	.495	2	.421	2	.371	20	.279
3	1.054	3	.632	3	.492	3	.419	3	.370	30	.275
4	1.032	4	.627	4	.490	4	.417	4	.369	40	.271
5	1.010	5	.622	5	.488	5	.416	5	.368	50	.268
6	.990	6	.617	6	.486	6	.415	6	.367	60	.264
7	.971	7	.612	7	.484	7	.414	7	.366	70	.260
8	.953	8	.608	8	.482	8	.412	8	.365	80	.256
9	.936	9	.604	9	.480	9	.411	9	.364	90	.253
30	.920	70	.600	110	.478	150	.409	190	.363	400	.250
1	.905	1	.596	1	.476	1	.408	1	.362	10	.248
2	.891	2	.592	2	.474	2	.406	2	.361	20	.245
3	.877	3	.588	3	.472	3	.405	3	.360	30	.242
4	.864	4	.584	4	.470	4	.404	4	.359	40	.239
5	.851	5	.580	5	.467	5	.402	5	.358	50	.236
6	.839	6	.576	6	.465	6	.401	6	.357	60	.233
7	.827	7	.572	7	.463	7	.400	7	.356	70	.230
8	.816	8	.568	8	.461	8	.398	8	.355	80	.228
9	.806	9	.564	9	.459	9	.397	9	.354	90	.226
40	.796	80	.560	120	.457	160	.396	200	.353	500	.224

TABLE L. 14

CORNER LOCATION VALUE IN PERCENT OF VALUE COMPUTED AS INSIDE MAIN ST. LOT WITH CROSS ST. EQUAL IN BASE VALUE TO MAIN ST. For lower-valued Cross St. reduce table by ratio of Cross St. base value to Main Street base value; being in percentage this table can be used with any standard of depth.

	MAIN STREET FRONTAGE								
CROSS ST. FRONTAGE	10	12	14	16	18	20	22	25	30
10	100	90	84	79	74	71	67	63	58
15	121	112	103	97	92	87	82	78	71
20	141	128	120	111	105	100	89	82	75
25	158	145	133	125	118	112	106	100	91
30	173	158	146	137	129	122	116	110	100
35	187	170	158	148	139	132	126	118	109
40	200	182	170	158	149	141	135	126	115
45	212	194	179	167	158	150	143	134	122
50	223	204	188	176	166	158	151	141	129
55	234	213	198	185	174	166	159	148	135
60	245	224	207	193	182	173	167	155	142
65	254	232	215	201	190	180	174	161	147
70	264	240	223	209	197	187	178	167	152
75	274	250	231	217	204	194	187	173	158
80	283	258	239	223	210	200	193	179	163
85	292	266	246	231	217	206	198	184	168
90	300	274	254	237	223	211	203	190	173
95	308	281	260	244	230	218	208	195	178
100	316	289	267	250	235	224	213	200	182

	MAIN STREET FRONTAGE								
CROSS ST. FRONTAGE	35	40	45	50	60	70	80	90	100
10	53	50	47	45	41	38	35	33	32
15	66	61	57	55	50	46	43	41	39
20	75	70	67	63	58	54	50	47	45
25	85	78	75	71	65	60	56	53	50
30	92	87	81	77	71	65	61	58	55
35	100	93	88	83	77	71	66	62	59
40	107	100	94	89	82	76	71	67	63
45	113	106	100	95	87	80	75	71	67
50	120	112	105	100	91	84	79	74	70
55	125	117	110	105	96	89	83	78	74
60	131	122	115	109	100	93	87	82	77
65	136	127	120	114	104	96	90	85	81
70	141	132	125	118	108	100	93	88	84
75	147	137	129	122	111	103	96	91	87
80	151	141	133	126	116	107	100	94	89
85	156	146	137	130	119	110	103	97	92
90	160	150	141	134	122	113	106	100	95
95	165	154	145	138	126	116	109	103	98
100	169	158	149	141	129	120	112	105	100

TABLE L. 15

CORNER LOCATION VALUE IN TERMS OF MAIN ST. 100 FT. STANDARD FOOT FRONT WITH CROSS ST. EQUAL IN BASE VALUE TO MAIN STREET. For lower-valued Cross St. reduce table by ratio of Cross St. base value to Main St. base value; for any other standard of depth modify further by dividing results by one-tenth of the square root of the desired standard depth.

	MAIN STREET FRONTAGE								
CROSS ST. FRONTAGE	10	12	14	16	18	20	22	25	30
10	3.16	3.46	3.74	4.00	4.24	4.47	4.69	5.00	5.48
15	4.74	5.20	5.61	6.00	6.36	6.71	7.03	7.50	8.20
20	6.32	6.93	7.48	8.00	8.49	8.94	9.37	10.00	10.95
25	7.90	8.66	9.35	10.00	10.61	11.18	11.72	12.50	13.69
30	9.49	10.39	11.23	12.00	12.73	13.42	14.07	15.00	16.43
35	11.07	12.12	13.10	14.00	14.85	15.65	16.41	17.50	19.17
40	12.65	13.86	14.97	16.00	16.97	17.89	18.75	20.00	21.91
45	14.23	15.59	16.84	18.00	19.14	20.12	21.10	22.50	24.65
50	15.81	17.32	18.71	20.00	21.21	22.36	23.45	25.00	27.39
55	17.39	19.05	20.58	22.00	23.33	24.60	25.80	27.50	30.12
60	18.97	20.78	22.45	24.00	25.45	26.83	28.15	30.00	32.86
65	20.55	22.52	24.32	26.00	27.58	29.07	30.50	32.50	35.60
70	22.14	24.25	26.19	28.00	29.70	31.30	32.85	35.00	38.34
75	23.72	25.98	28.06	30.00	31.82	33.54	35.20	37.50	41.08
80	25.30	27.71	29.93	32.00	33.94	35.78	37.55	40.00	43.82
85	26.88	29.44	31.80	34.00	36.10	38.00	39.90	42.50	46.50
90	28.46	31.18	33.67	36.00	38.18	40.25	42.25	45.00	49.29
95	30.04	32.91	35.55	38.00	40.30	42.48	44.60	47.50	52.00
100	31.62	34.64	37.42	40.00	42.43	44.72	46.90	50.00	54.80

	MAIN STREET FRONTAGE								
CROSS ST. FRONTAGE	35	40	45	50	60	70	80	90	100
10	5.92	6.32	6.71	7.07	7.75	8.37	8.94	9.49	10.00
15	8.87	9.49	10.06	10.61	11.62	12.55	13.42	14.23	15.00
20	11.83	12.65	13.42	14.14	15.49	16.73	17.89	18.97	20.00
25	14.79	15.81	16.77	17.68	19.36	20.92	22.36	23.72	25.00
30	17.75	18.97	20.12	21.21	23.24	25.10	26.83	28.46	30.00
35	20.71	22.14	23.48	24.75	27.11	29.28	39.30	33.20	35.00
40	23.66	25.30	26.83	28.28	30.98	33.47	35.80	37.95	40.00
45	26.62	28.46	30.19	31.82	34.86	37.65	40.25	42.69	45.00
50	29.58	31.62	33.54	35.35	38.73	41.84	44.72	47.43	50.00
55	32.54	34.78	36.90	38.89	42.60	46.02	49.19	52.18	55.00
60	35.50	37.95	40.25	42.43	46.48	50.20	53.66	56.92	60.00
65	38.45	41.11	43.60	45.96	50.35	54.38	58.14	61.66	65.00
70	41.41	44.27	46.96	49.50	54.22	58.57	62.61	66.41	70.00
75	44.37	47.43	50.31	53.03	58.10	62.75	67.08	71.15	75.00
80	47.33	50.60	53.66	56.57	61.97	66.93	71.55	75.89	80.00
85	50.29	53.76	57.02	60.10	65.84	71.11	76.03	80.64	85.00
90	53.20	56.92	60.31	63.64	69.71	75.30	80.50	85.38	90.00
95	56.20	60.08	63.73	67.17	73.59	79.48	84.97	90.12	95.00
100	59.16	63.25	67.08	70.71	77.45	83.67	89.44	94.87	100.00

TABLE L. 16

SIDE ALLEY VALUE, IN PERCENT OF ADJOINING LOT VALUE.

	SIDE ALLEY WIDTH							
LOT FRONTAGE	4	6	8	10	12	14	16	18
10	7.07	10.00	12.25	14.14	15.81	17.32	18.71	20.00
12	6.97	9.86	12.08	13.95	15.59	17.08	18.45	19.72
14	6.78	9.58	11.74	13.55	15.15	16.60	17.93	19.17
16	6.56	9.27	11.35	13.11	14.66	16.06	17.34	18.54
18	6.33	8.96	10.97	12.67	14.16	15.52	16.76	17.92
20	6.12	8.66	10.60	12.24	13.69	15.00	16.20	17.32
22	5.93	8.38	10.26	11.85	13.25	14.52	15.68	16.76
24	5.74	8.12	9.95	11.49	12.84	14.07	15.19	16.24
26	5.58	7.88	9.66	11.15	12.47	13.66	14.75	15.77
28	5.42	7.66	9.38	10.83	12.11	13.27	14.33	15.32
30	5.27	7.45	9.13	10.54	11.79	12.91	13.95	14.91
35	4.95	7.00	8.57	9.90	11.07	12.12	13.09	14.00
40	4.68	6.61	8.10	9.35	10.46	11.46	12.37	13.23
45	4.44	6.28	7.70	8.89	9.93	10.88	11.76	12.57
50	4.24	6.00	7.35	8.49	9.49	10.40	11.23	12.00
60	3.91	5.53	6.77	7.82	8.74	9.57	10.34	11.06
70	3.64	5.15	6.31	7.29	8.15	8.92	9.64	10.30
80	3.42	4.84	5.93	6.85	7.66	8.39	9.06	9.69
90	3.24	4.58	5.61	6.48	7.24	7.93	8.57	9.16
100	3.08	4.36	5.34	6.17	6.89	7.55	8.16	8.72

	SIDE ALLEY WIDTH							
LOT FRONTAGE	20	22	24	26	28	30	40	50
10	21.21	22.36	23.45	24.49	25.49	26.46	30.82	34.64
12	20.92	22.05	23.13	24.15	25.14	26.09	30.39	34.16
14	20.33	21.43	22.48	23.48	24.43	25.36	29.54	33.20
16	19.67	20.73	21.74	22.71	23.64	24.53	28.57	32.11
18	19.00	20.03	21.01	21.94	22.84	23.70	27.61	31.03
20	18.37	19.36	20.30	21.21	22.07	22.91	26.69	30.00
22	17.78	18.74	19.65	20.53	21.37	22.17	25.83	29.03
24	17.23	18.16	19.05	19.89	20.71	21.49	25.03	28.13
26	16.73	17.63	18.49	19.31	20.10	20.86	24.30	27.31
28	16.25	17.13	17.97	18.77	19.53	20.27	23.61	26.54
30	15.81	16.67	17.48	18.26	19.01	19.72	22.98	25.82
35	14.85	15.65	16.41	17.14	17.84	18.52	21.57	24.24
40	14.03	14.79	15.51	16.20	16.86	17.50	20.38	22.91
45	13.33	14.05	14.74	15.39	16.02	16.62	19.37	21.77
50	12.73	13.42	14.08	14.70	15.30	15.88	18.50	20.79
60	11.73	12.36	12.96	13.54	14.09	14.62	17.04	19.15
70	10.93	11.52	12.08	12.62	13.13	13.63	15.88	17.85
80	10.27	10.83	11.36	11.86	12.35	12.81	14.93	16.78
90	9.71	10.24	10.74	11.22	11.68	12.12	14.11	15.86
100	9.25	9.75	10.23	10.68	11.12	11.54	13.44	15.10

TABLE L. 17

REAR ALLEY VALUE, IN PERCENT OF 100 FOOT - STANDARD FOOT FRONT: For any other standard depth divide figures in table by one-tenth the square root of the desired standard depth.

	REAR ALLEY WIDTH							
LOT DEPTH	4	6	8	10	12	14	16	18
50	2.24	3.16	3.87	4.47	5.00	5.48	5.92	6.32
55	2.34	3.31	4.06	4.69	5.24	5.74	6.20	6.63
60	2.45	3.46	4.24	4.89	5.47	5.99	6.47	6.92
65	2.55	3.61	4.42	5.10	5.70	6.24	6.75	7.21
70	2.65	3.74	4.58	5.29	5.92	6.48	7.00	7.49
75	2.74	3.87	4.74	5.48	6.12	6.71	7.25	7.75
80	2.83	4.00	4.90	5.66	6.32	6.93	7.48	8.00
85	2.92	4.12	5.05	5.83	6.52	7.14	7.71	8.25
90	3.00	4.24	5.20	6.01	6.71	7.35	7.94	8.49
95	3.08	4.36	5.34	6.16	6.89	7.55	8.15	8.72
100	3.16	4.47	5.48	6.32	7.07	7.75	8.37	8.94
125	3.54	5.00	6.12	7.07	7.91	8.66	9.35	10.00
150	3.87	5.48	6.71	7.75	8.66	9.49	10.25	10.95
175	4.18	5.92	7.25	8.37	9.35	10.25	11.07	11.83
200	4.47	6.32	7.75	8.94	10.00	10.95	11.83	12.65
225	4.74	6.71	8.22	9.49	10.61	11.62	12.55	13.42
250	5.00	7.07	8.66	10.00	11.18	12.25	13.23	14.14
275	5.24	7.42	9.08	10.49	11.73	12.85	13.87	14.83
300	5.48	7.75	9.49	10.95	12.25	13.42	14.49	15.49
325	5.70	8.06	9.87	11.40	12.75	13.96	15.08	16.12
350	5.92	8.37	10.25	11.83	13.23	14.49	15.65	16.73
375	6.12	8.66	10.61	12.25	13.69	15.00	16.20	17.32
400	6.32	8.94	10.95	12.65	14.14	15.49	16.73	17.89
500	7.07	10.00	12.25	14.14	15.81	17.32	18.71	20.00

	REAR ALLEY WIDTH							
LOT DEPTH	20	22	24	26	28	30	40	50
50	6.71	7.07	7.42	7.74	8.06	8.36	9.75	10.95
55	7.03	7.42	7.77	8.12	8.46	8.78	10.22	11.49
60	7.34	7.75	8.12	8.48	8.83	9.16	10.68	12.00
65	7.65	8.06	8.46	8.83	9.19	9.54	11.11	12.49
70	7.94	8.37	8.77	9.17	9.54	9.90	11.53	12.96
75	8.22	8.66	9.08	9.49	9.87	10.25	11.94	13.42
80	8.49	8.94	9.38	9.80	10.20	10.58	12.33	13.86
85	8.75	9.22	9.67	10.10	10.51	10.91	12.71	14.28
90	9.00	9.49	9.95	10.39	10.82	11.22	13.08	14.70
95	9.25	9.75	10.22	10.68	11.11	11.53	13.43	15.10
100	9.49	10.00	10.49	10.95	11.40	11.83	13.78	15.49
125	10.61	11.18	11.73	12.25	12.75	13.23	15.41	17.32
150	11.62	12.25	12.85	13.42	13.96	14.49	16.88	18.97
175	12.55	13.23	13.87	14.49	15.08	15.65	18.23	20.49
200	13.42	14.14	14.83	15.49	16.12	16.73	19.49	21.91
225	14.23	15.00	15.73	16.43	17.10	17.75	20.68	23.24
250	15.00	15.81	16.58	17.32	18.03	18.71	21.79	24.49
275	15.73	16.58	17.39	18.17	18.91	19.62	22.86	25.69
300	16.43	17.32	18.17	18.97	19.75	20.49	23.87	26.83
325	17.10	18.03	18.91	19.75	20.55	21.33	24.85	27.93
350	17.75	18.71	19.62	20.49	21.33	22.14	25.79	28.98
375	18.37	19.36	20.31	21.21	22.08	22.91	26.69	30.00
400	18.97	20.00	20.98	21.91	22.80	23.66	27.57	30.98
500	21.21	22.36	23.45	24.50	25.50	26.46	30.82	34.64

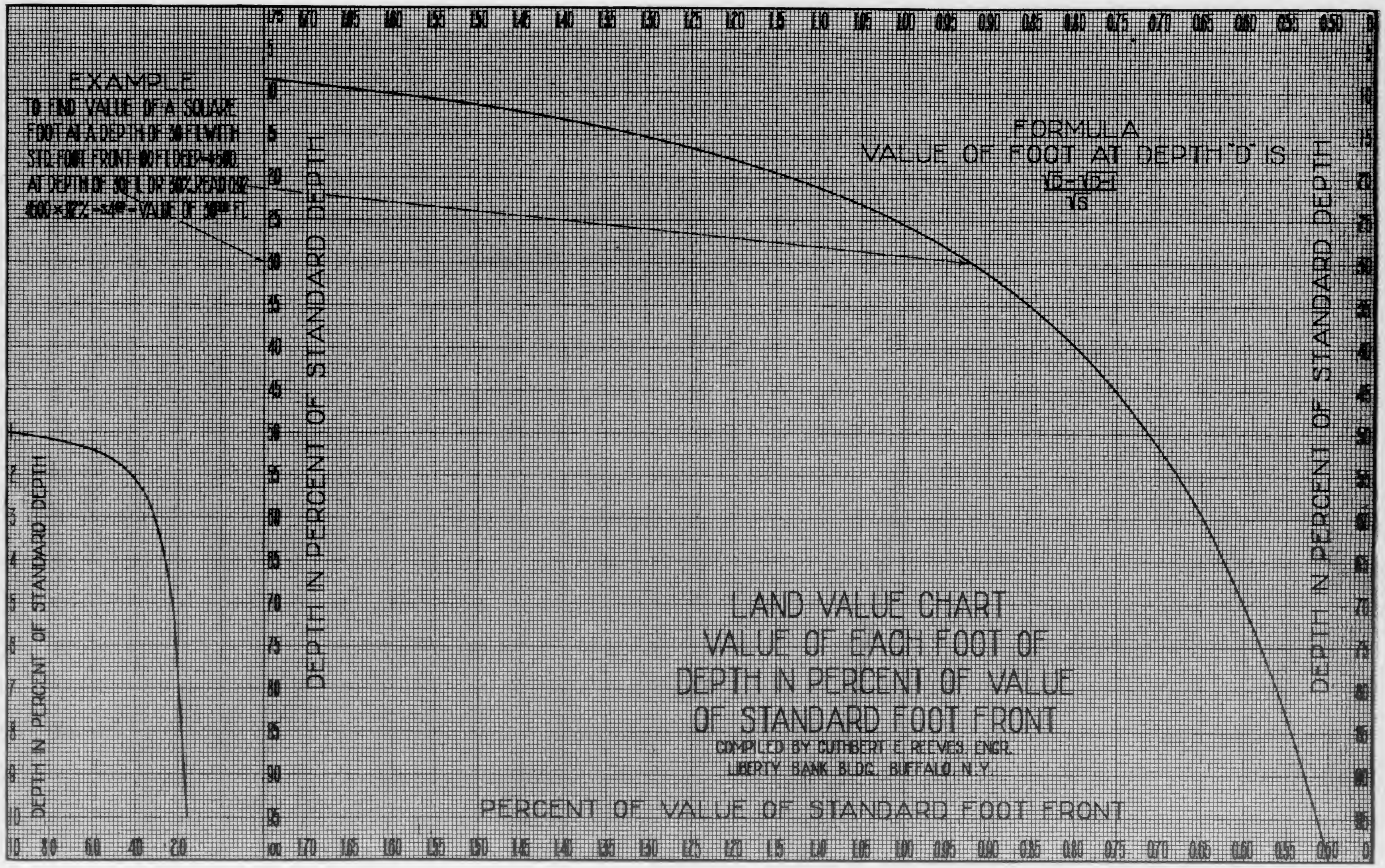
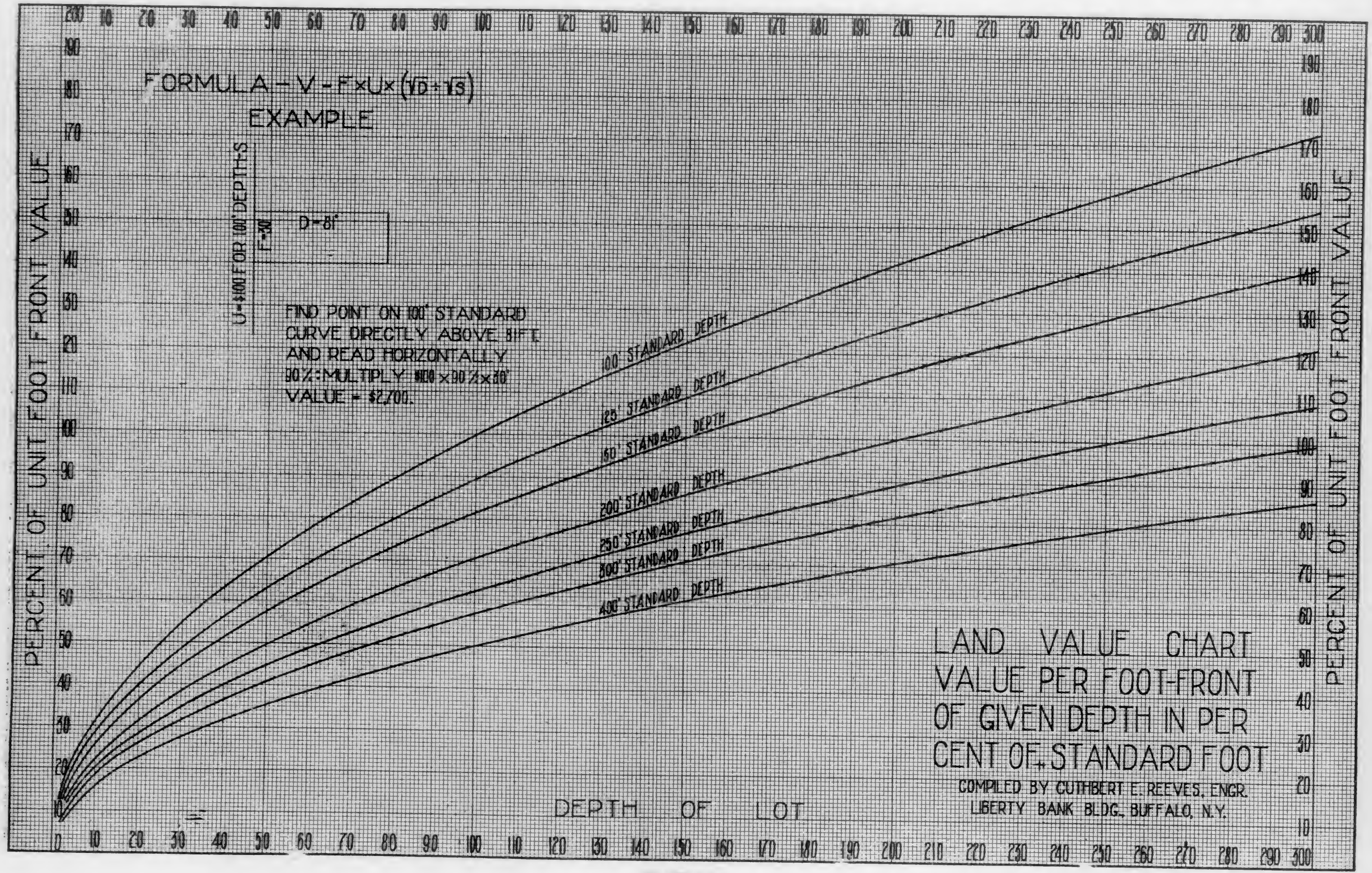

EXAMPLE
TO FIND VALUE OF A SQUARE
FOOT AT A DEPTH OF 30 FT. WITH
STD. FOOT FRONT 100 FT. DEEP=$400.
AT DEPTH OF 30 FT. OR 30% READ 0.82
400×82%=$3.28=VALUE OF 30TH FT.
FORMULA
VALUE OF FOOT AT DEPTH "D" IS
$\frac{\sqrt{D}-\sqrt{D-1}}{\sqrt{S}}$
LAND VALUE CHART
VALUE OF EACH FOOT OF
DEPTH IN PERCENT OF VALUE
OF STANDARD FOOT FRONT
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG. BUFFALO, N.Y.
PERCENT OF VALUE OF STANDARD FOOT FRONT
DEPTH IN PERCENT OF STANDARD DEPTH
DEPTH IN PERCENT OF STANDARD DEPTH
DEPTH IN PERCENT OF STANDARD DEPTH
1.75 1.70 1.65 1.60 1.55 1.50 1.45 1.40 1.35 1.30 1.25 1.20 1.15 1.10 1.05 1.00 0.95 0.90 0.85 0.80 0.75 0.70 0.65 0.60 0.55 0.50 0
5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100
10 8.0 6.0 4.0 2.0
2 3 4 5 6 7 8 9 10

PLATE L1



FORMULA – V – F×U×($\sqrt{D} \div \sqrt{S}$)

EXAMPLE

FIND POINT ON 100' STANDARD
CURVE DIRECTLY ABOVE 81FT.
AND READ HORIZONTALLY
90%: MULTIPLY $100 × 90% × 30'
VALUE = $2,700.

LAND VALUE CHART
VALUE PER FOOT-FRONT
OF GIVEN DEPTH IN PER
CENT OF STANDARD FOOT

COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.

PLATE L2

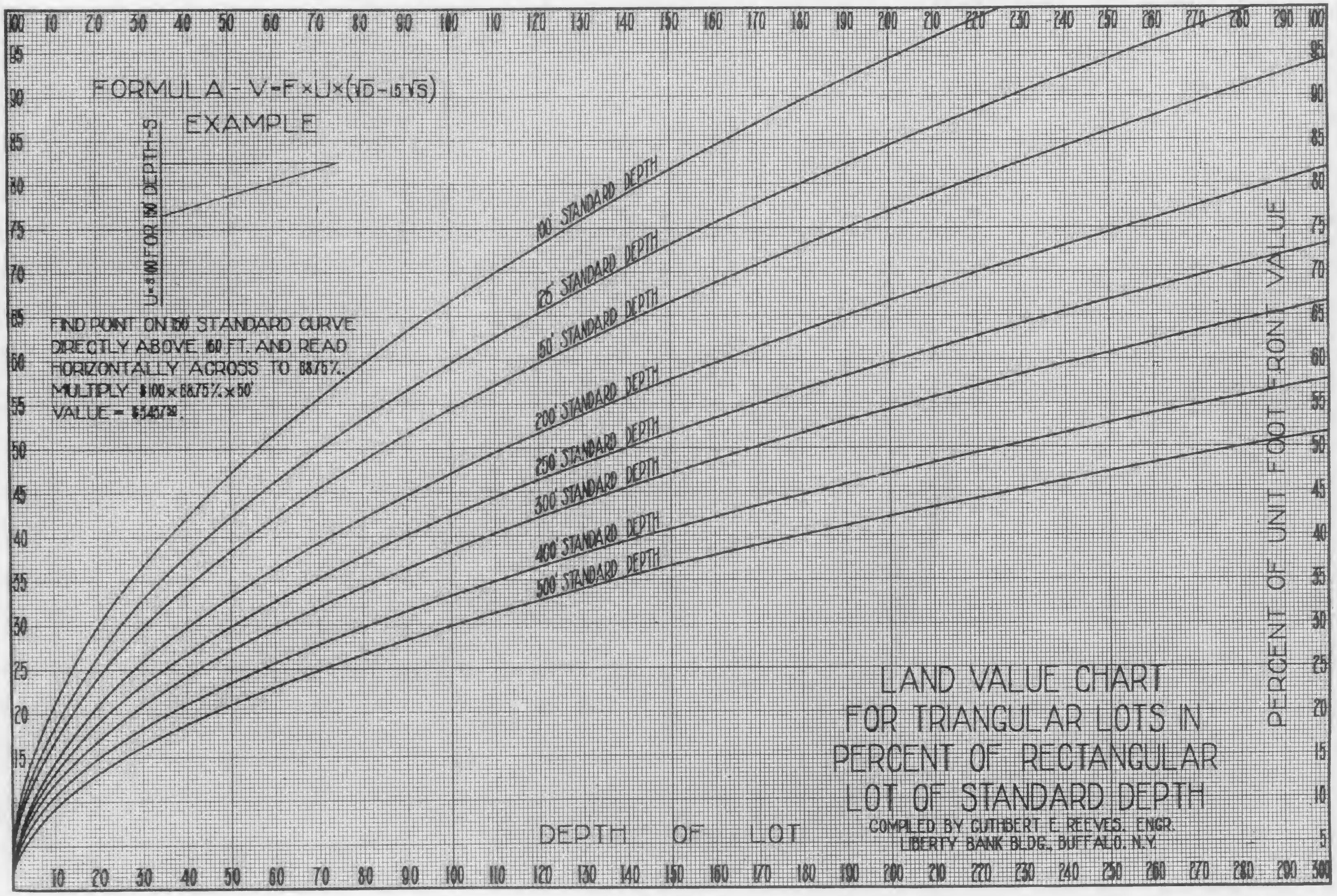

FORMULA - V=F×U×(∛D - 1.5∛S)
EXAMPLE
U=$100 FOR 150' DEPTH=S
FIND POINT ON 150 STANDARD CURVE
DIRECTLY ABOVE 160 FT. AND READ
HORIZONTALLY ACROSS TO 68.75%.
MULTIPLY $100 × 68.75% × 50'
VALUE = $3437.50.
100' STANDARD DEPTH
125' STANDARD DEPTH
150' STANDARD DEPTH
200' STANDARD DEPTH
250' STANDARD DEPTH
300' STANDARD DEPTH
400' STANDARD DEPTH
500' STANDARD DEPTH
PERCENT OF UNIT FOOT FRONT VALUE
DEPTH OF LOT
LAND VALUE CHART
FOR TRIANGULAR LOTS IN
PERCENT OF RECTANGULAR
LOT OF STANDARD DEPTH
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.
100 10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 100
95 90 85 80 75 70 65 60 55 50 45 40 35 30 25 20 15
10 20 30 40 50 60 70 80 90 100 110 120 130 140 150 160 170 180 190 200 210 220 230 240 250 260 270 280 290 300
95 90 85 80 75 70 65 60 55 50 45 40 35 30 25 20 15 10 5

PLATE L3

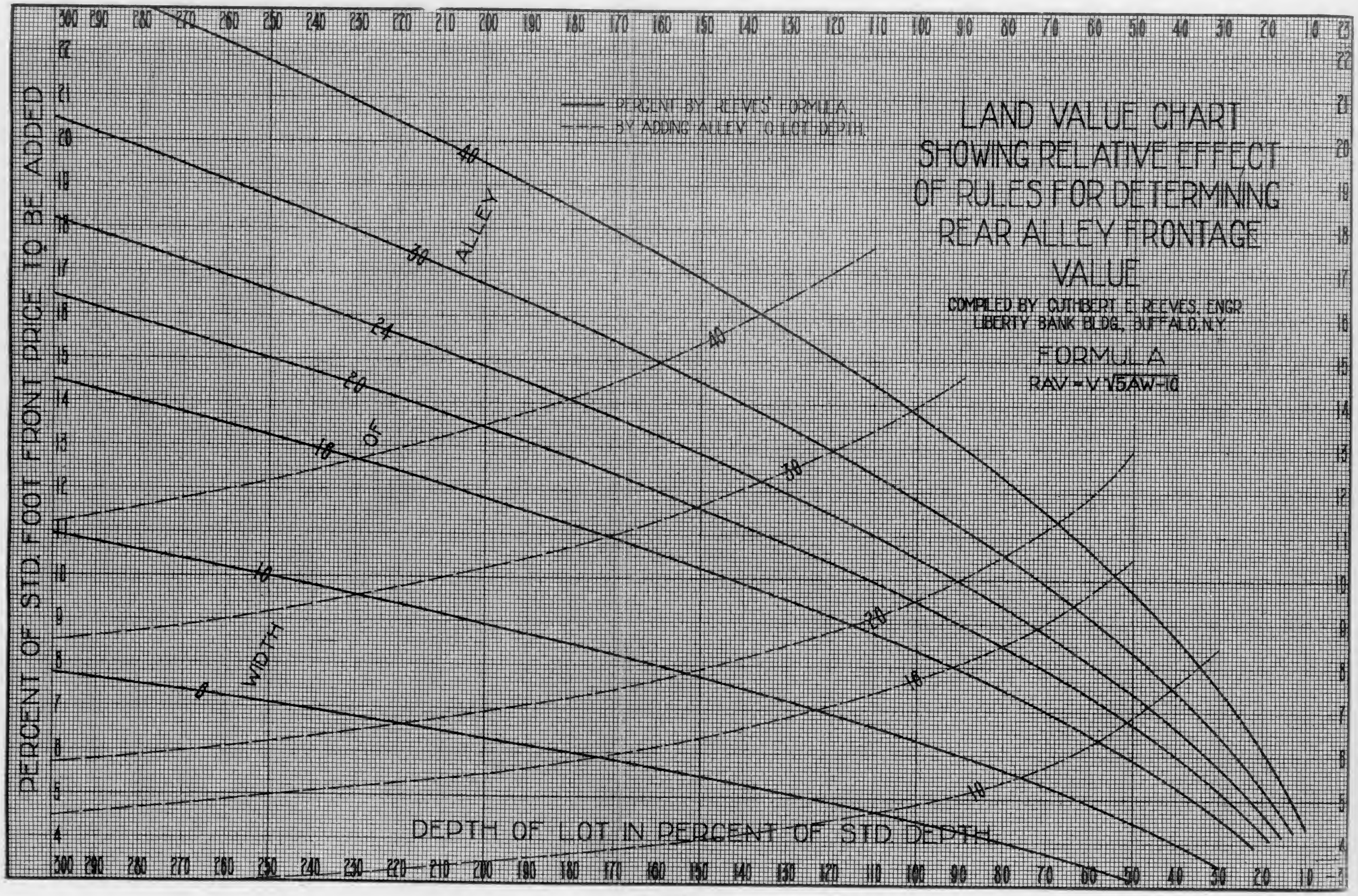
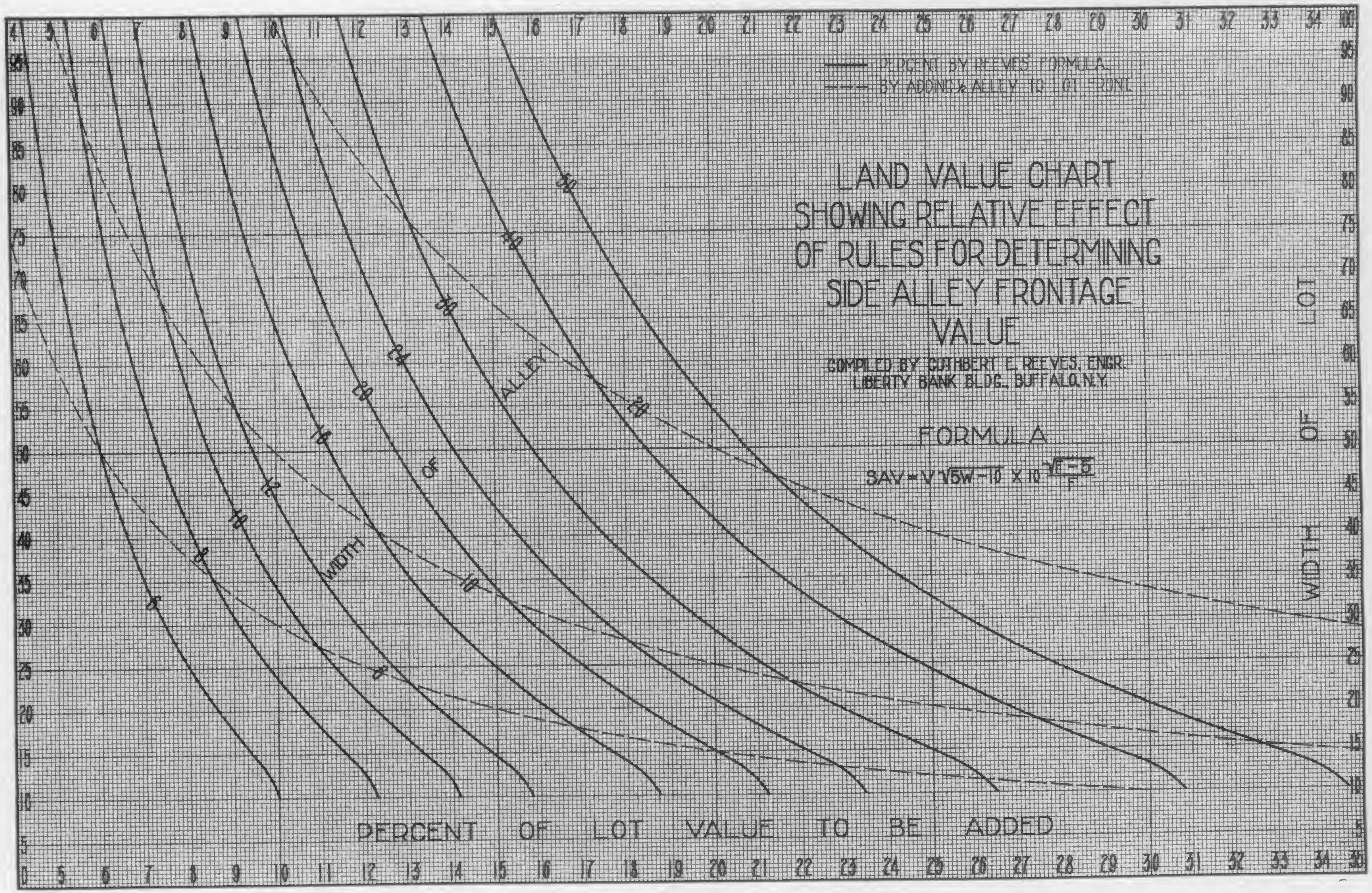
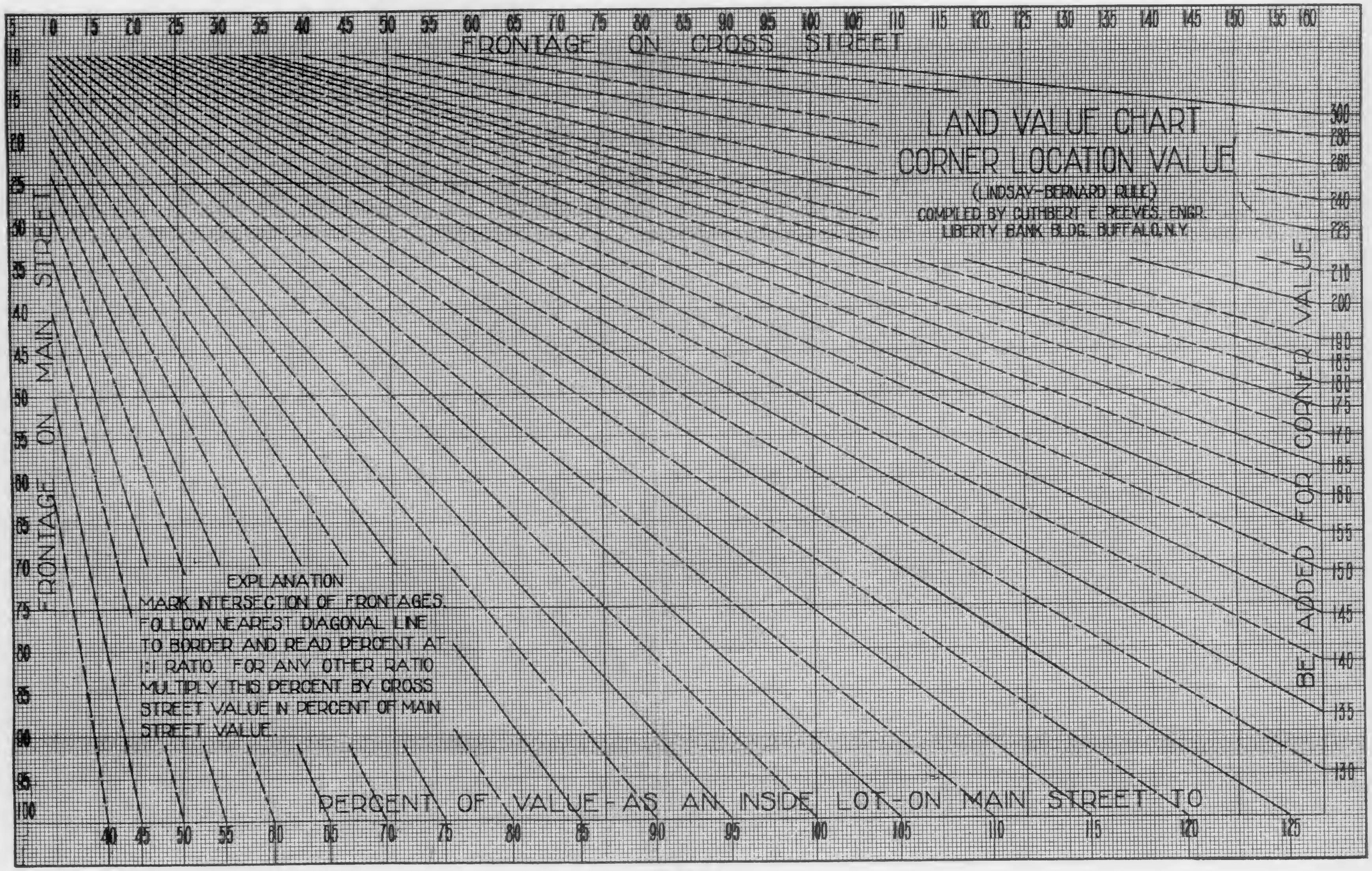

LAND VALUE CHART
SHOWING RELATIVE EFFECT
OF RULES FOR DETERMINING
REAR ALLEY FRONTAGE
VALUE
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.
FORMULA
RAV = V √5AW-10
PERCENT BY REEVES' FORMULA.
BY ADDING ALLEY TO LOT DEPTH.
PERCENT OF STD. FOOT FRONT PRICE TO BE ADDED
DEPTH OF LOT IN PERCENT OF STD. DEPTH
WIDTH OF ALLEY
40
30
24
20
16
10
8
40
30
20
16
10
300 290 280 270 260 250 240 230 220 210 200 190 180 170 160 150 140 130 120 110 100 90 80 70 60 50 40 30 20 10
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23

PLATE L4



PERCENT BY REEVES' FORMULA.
BY ADDING ½ ALLEY TO LOT FRONT
LAND VALUE CHART
SHOWING RELATIVE EFFECT
OF RULES FOR DETERMINING
SIDE ALLEY FRONTAGE
VALUE
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.
FORMULA
SAV = V √5W − 10 × 10 (√F − 5)/F
WIDTH OF ALLEY
WIDTH OF LOT
PERCENT OF LOT VALUE TO BE ADDED
6
8
10
12
14
20
24
30
40
50
4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 100
0 5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95

PLATE L5



LAND VALUE CHART
CORNER LOCATION VALUE
(LINDSAY-BERNARD RULE)
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.

EXPLANATION
MARK INTERSECTION OF FRONTAGES. FOLLOW NEAREST DIAGONAL LINE TO BORDER AND READ PERCENT AT 1:1 RATIO. FOR ANY OTHER RATIO MULTIPLY THIS PERCENT BY CROSS STREET VALUE IN PERCENT OF MAIN STREET VALUE.

PLATE L6

II

BUILDINGS

A. REPRODUCTION COST

The appraisal of buildings is a twofold process. The determination of reproduction cost and of depreciated value should be two quite distinct steps.

Lack of Cost Data. Many books have been written on building costs and some of them are very useful to the estimator who can spare the time necessary to compute a detailed bill of material. For the appraiser who must report quickly and at small cost, and more especially for the assessor, there seems to be a paucity of information which leads quickly and consistently to a result even approximately correct. Between instructions for the elaborate detailing of material quantities and labor cost computations, and meagre cubic foot costs or costs per room, there lies a vast sea, uncharted and unexplored save for a few attempts at classification made for the specific use of certain assessing bodies.

Use of Photographs. In the classifications made heretofore great reliance has been placed upon photographic illustration. At first thought this seems to be a most apt and certainly a very interesting way of leading the mind; one is always interested in pictures. The question arises, however, as to whether the right impression is created by photographs; in many instances they are positively misleading. Architectural detail, inexpensive of itself, or a little embellishment with shrubbery may create an exterior which belies the interior. It is recommended that the assessor forego all photographic illustration and use instead pictures of interiors, word pictures made up of specifications.

Every man has his own conception of a $15,000 or a $25,000 dwelling. Those with experience or good judgment will differ but little in their estimate of the standard of construction and of equipment to be expected, but the architectural detail in their minds will be vastly different. One cannot hope to illustrate many of the great varieties of $25,000 houses that are built, even in one section of this country; much less can one correctly depict a type, by money cost, for the whole country. The author has endeavored to draw specifications which will enable the reader to conjure up a picture of the construction, interior and exterior, and leave him to supply his own architecture. If it be desired to add photographic illustration to a manual, local buildings typical of the architectural practice prevailing may be secured and, judiciously selected, will aid in classification.

Size and Shape. (Plate B1). Practically no attention has been given in the past to the factors of size and shape. Experience and investigation show that for all the smaller buildings, including practically all dwellings, these have a surprisingly powerful influence in determining costs. Plate B1 shows how the floor area per foot of enclosing wall varies with the size and shape of the building, the former being the more influential factor. The most economical shape, in so far as securing maximum floor space per foot of enclosing wall is concerned, is a circle; next to that is the square, and the greater the difference in length of the two dimensions, the greater the relative cost.

Effect of Size and Shape upon Cost. (Plate BC1). This effect of size and shape upon cost is shown graphically on Plate BC1, the square foot cost of a Class Four dwelling, 40′ x 60′, increasing from $9.80 to $15.50 for a similar building only 20′ x 30′. In a cheaper class of residence, reference shows that one 20′ x 20′ costs $3,880, or $9.70 per square foot, while one twice as great in area, 22′ x 35′, costs only $5,780, or $7.51 per square foot.

Unit of Cost Measurement. The cubic foot of volume is used by some authorities for the appraisal of all buildings, and is held in general favor chiefly because it is better known and such data as is available for comparison is mostly in terms of cubic feet. It is argued that its use results in greater accuracy than by the square foot method because it takes into account the possible variation in story height and basement depth, and therefore a given price may be used for a great range of building heights and volume.

Careful analysis shows that this presumption is incorrect and in fact misleading. An increase of one foot in a ten foot story height does not result in an increase of ten per cent in cost. The additional construction is practically confined to the wall area and incidentally to heating and lighting equipment; foundation, floors, roof, plumbing, and so forth are not appreciably affected, and the increase in cost is about three per cent instead of ten.

Another great objection to the use of cubic foot prices is the lack of standardization in the basis of measurement. Some measure height from the ground level and others from the basement floor, or from the base of the foundation. Some measure to the top of the wall and others to the mean roof level. Some take inside measurements and others measure from outside to outside.

A cubic foot price means little unless the basis of measurement is known, and must be modified according to the same factors that demand modification of square foot prices. It should be used only for those buildings which lack uniformity in story height, such as theatres, certain types of banks, car shops, foundries, and the like.

A square foot price has the advantages of requiring much less estimation in the field and computation in the office, and of securing greater accuracy by its superior adaptability to price refinement. It is difficult to enforce the use of a decimal addition in a cubic foot price, but the equivalent cents in a square foot price will be readily used.

If it be argued that a square foot price based upon an assumed story height is faulty because the floor spaceing in a given building is perhaps twenty per cent greater, the apparent error will probably be less than one quarter of this, or five per cent, and field estimation seldom approximates such a standard of accuracy.

Units Adopted. For all residences other than apartment buildings the prices in the tables show the cost per square foot of ground area; for apartment buildings, hotels, office buildings, stores, and in fact all those in which there is uniformity of floor spacing, a square foot of floor area is adopted as the unit. Allowance for greater height in the ground floor has been made in apartments ten stories and more in height, and in hotels, offices, and stores according to the normal practice in design. The diminishing effect of foundation and roof upon unit cost in low buildings is reflected in the tabulations, and so is the offsetting influence of increased foundations, columns, cost of handling materials, and of progressive increase in heating, plumbing and elevator equipment apparent in the progressively greater unit costs of high buildings. Plate B2 shows graphically the varying weight of the frame in a steel skeleton building resulting from changes in size, shape and height.

Application of Building Prices. In those classes where a square foot of ground area is the unit, from the proper table find the cost directly, or by interpolation if the given size is not listed. In those based upon a square foot of floor area, multiply the price shown for the required class and size by the number of stories, including each sub-floor; then multiply this price by the ground area of the building. In using cubic foot prices, compute the building volume from the basement floor, or from the ground if without basement, to the roof, if flat roofed, and to the top of the wall, if pitch-roofed.

When a building is a composite of several heights or types of construction, compute the values of the several parts separately and add for the total. When a building has wings or extensions of the same construction and number of stories, compute the total area and apply the unit cost applicable to the main section.

Derivation of Unit Prices. The unit prices appearing in the tabulation following this discussion are derived from the estimated total costs of these buildings. The total costs have been determined in each case from a bill of material. The quantities in these bills of material are based upon normal architectural practice in the construction of a given type and class of structure.

The prices applied to these quantities represent the average 1928 price level. While geographic or economic conditions may result in a different cost for some types of construction in a given locality, the relationship of one class to another, and of one size to another, remains practically unchanged, and any of these tables may be revised for local use by a percentage increase or reduction.

Classification. The first step in the classification upon which the following cost tables are based was the separation of buildings into three major groups, the distinction being partly by structural characteristics and partly by the use to which they are devoted. The first of these is residential; the second covers hotels and office buildings; and the third comprises miscellaneous commercial and industrial buildings.

Because of the magnitude of the task and the difficulties encountered in compiling the requisite specifications and cost data for the two latter groups, it is unfortunately impossible at this time to present detailed costs for their appraisal.

Residential Group. The residential group, R, which contains a large percentage of all the buildings in any city, includes not only those devoted strictly to residential purposes, from single family dwellings up to tenements and apartment houses, but also such appurtenant structures as private garages and combination garages and dwellings. This group is divided into seven sections, as follows:

R1—Single-family detached houses

R2—Two-family houses, in which each family occupies a separate floor

R3—Duplex houses, in which two families live side by side

R4—Siamese, or row houses, in which the separation is by means of a common or party wall

R5—Multi-family dwellings such as apartment or tenement buildings

R6—Detached private garages

R7—Detached private garages with second-floor apartments (note: where a composite building is designed primarily as a dwelling and uses part of the basement for a garage, it may be considered as an ordinary residence)

Each of these sections is divided into classes, depending upon the equipment of the building and the class of materials and workmanship employed in its construction, both exterior and interior. The characteristics of each class are described in the tables of specifications embodied in the cost tables. They are practically the same throughout the sections for a given class, so that a single family R1, class 1, corresponds to a duplex, R3, class 1. This unification leads to facility and accuracy in classification. In each class further distinction is made, according to the exterior wall material, the number of stories, and the dimensions ordinarily found in such buildings.

This classification is much more detailed than any now in use, and because of the logical sequence in which it is presented, buildings may be rated and the proper cost selected from the indicated table with great facility and a very high degree of consistency. For example, the dwelling listed on form AR 1, page 13, is shown by the field man to belong in group R1, single family; the majority of his specification checks fall in one column, indicating that it is of class 4 construction; he further states that it is two stories high with basement, and consequently would be described, in symbols, as R1–4–2+B. His notes show that the exterior is face brick on block or tile, and its dimensions are 30′ x 45′. Reference to the proper table gives directly the reproduction cost of such a structure as $18,360.

The additional amounts for the porch, the small workshop at the rear, and the garage are taken in similar fashion from the tables prepared for those items; the shop, being about equivalent to garage construction without basement, is priced accordingly.

Cost Tables. In each class a separate tabulation of costs has been prepared for the types of exterior wall construction ordinarily found in that class, and for the number of stories that will usually be built, with and without basement in classes 1, 2, and 3, where such variation will ordinarily occur. Each of these tabulations shows the unit cost and, except in the apartment group, the total cost of each of the size combinations ordinarily found. The total cost of similar buildings varies almost directly as the dimension so that the cost of an intermediate size may be interpolated or extrapolated directly from the two given sizes nearest to that in question. The unit cost is not so applicable a guide as it changes at a rate diminishing with increased size.

Specifications. The specifications for each class appear at the head of the first tabulation in that class, and a general tabulation of specifications for each class will be found on Plate AR1. This form is so arranged that a majority of the items checked in an examination of a given building will appear in one column. This automatically classifies the building.

These specifications are not technically written, but rather with the view of covering those characteristics which are readily discernible, and which would register an impression in the course of an ordinary inspection. They describe the minimum in each class, and while it is intended that they be broad enough and still distinctive enough to fit the range of construction commonly found in a given price class,

there will be found variations from the standard which are nevertheless consistent with that class. These may be adjusted by reference to the tabulation of variables at the end of the building cost tables. Where a building is grossly out of conformity in some respects to the class in which it fundamentally belongs, specific adjustment should be made according to the known conditions.

Single family dwellings are considered to have a half story either where the walls are carried up to a height of four or five feet above the first floor ceiling or where, due to a steep pitched roof and dormer windows, most of the second floor area is made usable and is finished; in all other houses with pitched roof the space above the top floor is considered as an attic. Field inspection will determine whether to classify it as an attic or as a half story.

In all classes except class 1 the addition of a basement includes a built-in central heating plant and, conversely, non-basement dwellings are assumed to lack this equipment. The tables of reproduction cost for class 4 and better do not include non-basement structures, although such residences are built in some parts of this country. To deduct basement from these classes requires another tabulation recognizing the influence of size, shape, nature of superstructure and type of heating plant.

A two family residence is treated here as one in which a family occupies an entire floor and a duplex is one divided vertically, each family occupying one side of a symmetrical building. The treatment of basement, heating, and one-half story is the same as in the single family group.

Buildings described in group R4 are variously known as block houses, row houses, Philadelphia type, etc. The distinctive feature is the use of common walls and, being thus inseparably joined together, there is applied to them a term that may well be universally understood—Siamese. In this class the number of sizes listed has been confined to three depths in each of those unit widths ordinarily found. In each of these combinations the cost of a five unit structure is taken as the standard, investigation having shown that the unit cost for other multiples varies but little, the square foot cost of a three unit building being less than five per cent more than the unit cost of an eight unit building.

For any other variation in size the cost may be interpolated or extrapolated from the figures given.

As in the case of two family and duplex dwellings, wherever such items as heating, hot water supply, laundry tubs, etc., appear in the specifications, an individual installation for each family is assumed.

Economic principles dictate such limitations in the construction of apartment buildings that it has been considered unnecessary to provide for variations in ground area in this group. So, too, general practice reduces the variations in wall construction so that it is possible to tabulate both the specifications and the unit costs in such form that they are readily comparable. These specifications follow generally those in the preceding groups.

It will be found that, whereas the constant cost of ordinary foundations and the roof effect a diminishing unit cost for low buildings, the progressive increase in foundation, frame, and equipment, and in the cost of handling materials in high buildings results in a change of cost trend and a progressively greater unit cost.

The tabulation of private garages, group R6, provides an independent classification of these structures based primarily upon the nature of their exterior walls. The unit costs for one, two, three, and four car buildings are shown in each class, with the limiting sizes upon which these costs are based. In general a class 1 garage may be expected in conjunction with a class 1 house, and so forth.

Group R7 is a classification of private garage buildings equipped with living rooms above. The specifications for the lower floor follow those of plain garages in a similar class, and those for the upper floor approximate the construction of the indicated class of ordinary residence. As in group R6, a class 3 or class 4 garage and residence will probably be found as an adjunct of the same class of residence.

The table of variations previously referred to has been confined to those items which are readily discernible and which may reasonably occur. This tabulation could be expanded into one of enormous proportions, but it is desirable to disregard not only changes in construction of minor effect upon cost, but also those which would indicate an abnormal deviation from average practice.

The tabulation of additions for porches is intended to cover the range of ordinary practice in construction. The class numbers are arbitrary and have no relationship to previous classifications. A class 2 wood porch, high grade, may be attached to a class 5 residence.

B. DEPRECIATION

Depreciation is a loss in value. While to the casual thinker the term may convey only physical deterioration, it actually covers the impairment of value from many causes. These may be divided into two major groups: physical depreciation and functional depreciation.

Physical depreciation. The loss due to actual change in tangible items is called physical depreciation. It may occur in land by the loss of area due to a change in water course or the impoverishment of soil by imprudent cultivation. In buildings and other structures it may be evidenced by decay of certain members, lowering their strength and threatening the safety of the entire structure if renewals or repairs are not made. It may be a change in the structure itself, such as a displacement of the foundation. In short, structural depreciation may be unit or composite in nature. Unit depreciation may continue unchecked to one hundred per cent, but, on the other hand, is, as a rule, easily controlled by repairs. Composite depreciation of the whole structure or plant will rarely amount to more than twenty or thirty per cent. That is, it is controlled by unit renewals or repairs so that a normal operating standard is maintained.

Functional depreciation. The loss of value due to impaired productiveness is called functional depreciation. This productiveness is economic and not physical productiveness. A machine may be in perfect operating condition and yet, due to new invention, be incapable of producing in competition; the excess cost of production capitalized determines its loss by supersession, a form of obsolescence. If it be necessary to discard it entirely, it is obsolete, and its value is scrap. Another form of obsolescence is inadequacy; the growth of a business or the character of commodities handled may demand larger quarters or different equipment, and the loss of value ensuing thereby is termed inadequacy. Obsolescence in residential and commercial properties occurs when fashions change; fashions in the design of buildings, exterior and interior; fashions in the selection of that part of the city in which we wish to live or to do our shopping.

Still another form of functional depreciation exists but lacks a distinctive name. In some buildings, especially the better class of residences, there is a loss as far as sale value is concerned, due to the expression of the individuality of the owner or builder. This does not mean that there has been any freakishness or eccentricity incorporated in the structure, but represents only the desire on the part of all who are financially able, to have things just as they themselves wish, and a reluctance to pay for the selection of others.

The courts have held in general that obsolescence must be proven to exist before allowance need be made for it; but history has shown that it will occur in almost all classes of property and the prudent investor or operator anticipates it and builds up his reserve for depreciation.

When functional depreciation becomes a factor to be considered, it will follow that maintenance is neglected and further physical deterioration accumulates to a point where bare usefulness exists, a minimum condition of say twenty to thirty per cent. Incidentally, where functional and physical depreciation both exist, that which is the greater will determine the amount of depreciation, and the lesser may be ignored.

Age alone does not determine the amount of physical depreciation; the use to which property is devoted, climatic conditions, and standards of maintenance all affect its condition. A building which is occupied by a careful owner may apparently be in very much better condition than its sister structure used by indifferent tenants. It may be well to sound a note of caution against the effect of superficialities upon first and hasty impressions. Cracked plaster, dingy wall-paper, and the need of fresh paint are easily remediable defects which mean relatively little in money.

A test of depreciation which is frequently applied in public utility valuation is to estimate the cost of restoring a structure to one hundred per cent operating condition. This is the measure of deferred maintenance, and if this is first estimated the task of determining the major factors of composite physical and functional depreciation is simplified.

The measure of efficiency and of depreciated condition are not the same, although the curves of actual physical condition and of operating efficiency probably parallel each other fairly closely. The rate of loss of efficiency gradually increases with age and so does the actual physical depreciation.

Functional depreciation and prudent bookkeeping, however, demand a complete reversal of the curve thus established, and instead, a depreciation allowance great in the early years and diminishing with age. The use of a constant rate applied to the residual value each year accomplishes the desired result admirably, for accounting purposes. When maintenance charges are light the maximum depreciation is written off, and as the cost of repairs increases with age the charge for depreciation diminishes, thus producing a fairly well stabilized charge against the property. Plate D1 shows the curves representing depreciated condition resulting from the application of this method.

While it is true that all structures gradually approach the end of their useful life and an appraisal of the same property as of various dates compels the use of some rule to establish a theoretical difference in depreciation, the curve so established may have to be modified and perhaps reversed because of partial reconstruction and other changes.

Only a few years after erection a building will attain its normal cycle of maintenance and from then on its physical condition will ordinarily change but little annually. Buildings in a given class, devoted to the same use, are as a rule maintained in about the same general condition, and, barring the presence of functional depreciation, may be rated approximately by their observed condition, with allowance for deferred maintenance,— a sum of money sufficient to restore the structure to a condition representative of its class and use.

This being the case, to eliminate as far as possible arbitrariness and inconsistency in depreciation allowances, it is recommended that grades be established based upon observed condition and general experience. These should be approximately as follows:

		Per Cent
Very good	V. G.	80 to 90
Good	G.	70 to 80
Fair	F.	60 to 70
Poor	P.	50 to 60
Very poor	V. P.	30 to 40
Minimum service	M. S.	20 to 30

M.S. For structures in bad condition but still in use and useful, apply a minimum service rating of from twenty to thirty per cent.

This standardization of depreciation allowances will be found very useful in a comprehensive valuation such as a re-assessment. Most of the buildings in a typical district willl probably receive about the same rating. Construction and reconstruction both are infectious and neighboring buildings are usually contemporaneous. For instance, in a newly-developed district most of the houses in certain blocks will be of the same age, while a short distance away they are all several years older. Again, in an exclusive residential district a high standard of maintenance will be found almost without exception, whereas in a section occupied by small cheap houses a much lower standard will prevail.

Especial allowance for deferred maintenance should be subtracted as a sum after the normal depreciation suitable to the age and general condition of the structure has been deducted.

SPECIFICATIONS AND COST TABLES

RESIDENTIAL GROUP

SINGLE FAMILY

CLASS 1

Basement: If any, six foot headroom; dirt floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Common matched boards on light joists
Attic Finish: None
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Very cheap paper, if any
Interior Trim: None
Built-In Features: Open shelving
Heating: Stoves
Plumbing: One bathroom; one sink; old style fixtures
Lighting: Minimum quantity; cheap fixtures
Unit Cost: Per square foot of ground area

EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				ONE STORY NO BASEMENT				R1-1-1	-B		
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	4.09	1310	3.70	1480	3.42	1640	3.23	1810	3.09	1980		
18	3.85	1390	3.47	1560	3.21	1740	3.03	1910	2.91	2100		
20	3.65	1460	3.28	1640	3.05	1830	2.89	2020	2.76	2210		
22			3.14	1730	2.92	1930	2.77	2130	2.65	2330		
24			3.02	1810	2.81	2020	2.67	2240	2.55	2450		
26					2.72	2120	2.58	2350	2.47	2570		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				ONE STORY FULL BASEMENT				R1-1-1	+B	
16	5.47	1750	4.97	1990	4.63	2220	4.39	2460	4.22	2700		
18	5.14	1850	4.69	2110	4.35	2350	4.13	2600	3.97	2860		
20	4.90	1960	4.44	2220	4.13	2480	3.91	2740	3.76	3010		
22			4.25	2340	3.95	2610	3.75	2890	3.60	3170		
24			4.08	2450	3.81	2740	3.61	3030	3.47	3330		
26					3.68	2870	3.49	3180	3.36	3490		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 1½ STORY NO BASEMENT R1-1-1.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	4.56	1460	4.13	1650	3.83	1840	3.64	2040	3.48	2230		
18	4.28	1540	3.89	1750	3.61	1950	3.43	2160	3.29	2370		
20	4.07	1630	3.70	1850	3.43	2060	3.27	2290	3.14	2510		
22			3.55	1950	3.30	2180	3.13	2410	3.01	2650		
24			3.40	2040	3.18	2290	3.02	2540	2.91	2790		
26					3.08	2400	2.93	2670	2.82	2930		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 1½ STORY FULL BASEMENT R1-1-1.5 +B

16	5.94	1900	5.40	2160	5.04	2420	4.80	2690	4.61	2950		
18	5.58	2010	5.09	2290	4.76	2570	4.52	2850	4.35	3130		
20	5.32	2130	4.84	2420	4.52	2710	4.30	3010	4.14	3310		
22			4.64	2550	4.33	2860	4.12	3170	3.97	3490		
24			4.47	2680	4.18	3010	3.98	3340	3.82	3670		
26					4.04	3160	3.85	3500	3.69	3840		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD TWO STORY NO BASEMENT R1-1-2 -B

16	6.19	1980	5.65	2260	5.27	2530	5.02	2810	4.83	3090		
18	5.83	2100	5.33	2400	4.98	2690	4.73	2980	4.56	3280		
20	5.55	2220	5.06	2530	4.73	2840	4.51	3160	4.34	3470		
22			4.85	2670	4.55	3000	4.32	3330	4.16	3660		
24			4.68	2810	4.38	3150	4.17	3500	4.01	3850		
26					4.24	3310	4.03	3670	3.88	4030		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD TWO STORY FULL BASEMENT R1-1-2 +B

16	7.56	2420	6.92	2770	6.48	3110	6.18	3460	5.95	3810		
18	7.14	2570	6.53	2940	6.11	3300	5.83	3670	5.61	4040		
20	6.80	2720	6.22	3110	5.82	3490	5.54	3880	5.34	4270		
22			5.96	3280	5.58	3680	5.31	4090	5.10	4490		
24			5.75	3450	5.37	3870	5.12	4300	4.92	4720		
26					5.21	4060	4.96	4510	4.76	4950		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY NO BASEMENT R1-1-2.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	6.66	2130	6.08	2430	5.69	2730	5.43	3040	5.23	3350		
18	6.28	2260	5.76	2590	5.37	2900	5.13	3230	4.94	3560		
20	6.00	2400	5.48	2740	5.12	3070	4.89	3420	4.71	3770		
22			5.25	2890	4.92	3250	4.69	3610	4.51	3970		
24			5.07	3040	4.75	3420	4.52	3800	4.35	4180		
26					4.59	3580	4.40	4000	4.22	4390		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY FULL BASEMENT R1-1-2.5 +B

16	8.00	2560	7.36	2940	6.90	3310	6.57	3680	6.36	4070		
18	7.58	2730	6.93	3120	6.52	3520	6.21	3910	6.00	4320		
20	7.23	2890	6.62	3310	6.20	3720	5.91	4140	5.70	4560		
22			6.36	3500	5.95	3930	5.68	4370	5.47	4810		
24			6.13	3680	5.75	4140	5.48	4600	5.27	5060		
26					5.56	4340	5.31	4830	5.11	5310		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1 STORY NO BASEMENT R1-1-1 -B

16	5.56	1780	5.02	2010	4.65	2230	4.41	2470	4.22	2700		
18	5.19	1870	4.71	2120	4.35	2350	4.13	2600	3.94	2840		
20	4.93	1970	4.46	2230	4.12	2470	3.91	2740	3.74	2990		
22			4.25	2340	3.92	2590	3.73	2870	3.44	3030		
24			4.07	2440	3.78	2720	3.57	3000	3.42	3280		
26					3.64	2840	3.44	3130	3.29	3420		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1 STORY FULL BASEMENT R1-1-1 +B

16	6.13	1960	5.57	2230	5.19	2490	4.92	2760	4.72	3020		
18	5.78	2080	5.22	2350	4.87	2630	4.62	2910	4.43	3190		
20	5.48	2190	4.96	2480	4.62	2770	4.39	3070	4.20	3360		
22			4.75	2610	4.41	2910	4.19	3230	4.01	3530		
24			4.57	2740	4.25	3060	4.04	3390	3.85	3700		
26					4.10	3200	3.90	3550	3.72	3870		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY NO BASEMENT R1-1-1.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	6.34	2030	5.75	2300	5.35	2570	5.07	2840	4.86	3110		
18	5.94	2140	5.40	2430	5.02	2710	4.75	2990	4.57	3290		
20	5.65	2260	5.12	2560	4.75	2850	4.50	3150	4.32	3460		
22			4.89	2690	4.53	2990	4.30	3310	4.12	3630		
24			4.70	2820	4.36	3140	4.13	3470	3.96	3800		
26					4.21	3280	3.99	3630	3.82	3970		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY FULL BASEMENT R1-1-1.5 +B

16	6.91	2210	6.30	2520	5.88	2820	5.59	3130	5.37	3440		
18	6.50	2340	5.93	2670	5.54	2990	5.25	3310	5.06	3640		
20	6.20	2480	5.64	2820	5.25	3150	4.99	3490	4.79	3830		
22			5.38	2960	5.02	3310	4.77	3670	4.58	4030		
24			5.18	3110	4.83	3480	4.58	3850	4.41	4230		
26					4.67	3640	4.44	4040	4.25	4420		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY NO BASEMENT R1-1-2 -B

16	8.31	2660	7.57	3030	7.08	3400	6.73	3770	6.47	4140		
18	7.83	2820	7.13	3210	6.65	3590	6.30	3970	6.07	4370		
20	7.43	2970	6.76	3380	6.30	3780	5.97	4180	5.74	4590		
22			6.47	3560	6.02	3970	5.71	4400	5.48	4820		
24			6.22	3730	5.78	4160	5.49	4610	5.26	5050		
26					5.59	4360	5.30	4820	5.07	5270		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY FULL BASEMENT R1-1-2 +B

16	8.87	2840	8.10	3240	7.60	3650	7.25	4060	6.98	4470		
18	8.39	3020	7.64	3440	7.15	3860	6.81	4290	6.56	4720		
20	7.98	3190	7.28	3640	6.78	4070	6.46	4520	6.21	4970		
22			6.96	3830	6.50	4290	6.18	4760	5.93	5220		
24			6.70	4020	6.25	4500	5.94	4990	5.70	5470		
26					6.05	4720	5.75	5230	5.51	5730		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY NO BASEMENT R1-1-2.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	9.06	2900	8.30	3320	7.77	3730	7.41	4150	7.12	4560		
18	8.56	3080	7.82	3520	7.30	3940	6.95	4380	6.68	4810		
20	8.15	3260	7.42	3710	6.92	4150	6.59	4610	6.33	5060		
22			7.11	3910	6.62	4370	6.30	4850	6.03	5310		
24			6.83	4100	6.37	4590	6.05	5080	5.80	5570		
26					6.15	4800	5.84	5310	5.60	5820		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY FULL BASEMENT R1-1-2.5 +B

16	9.66	3090	8.85	3540	8.31	3990	7.93	4440	7.63	4880		
18	9.11	3280	8.36	3760	7.81	4220	7.44	4690	7.17	5160		
20	8.70	3480	7.94	3970	7.42	4450	7.06	4940	6.80	5440		
22			7.60	4180	7.11	4690	6.75	5200	6.50	5720		
24			7.33	4400	6.85	4930	6.50	5460	6.25	6000		
26					6.62	5160	6.29	5720	6.03	6270		

EXTERIOR SOLID COMMON BRICK ONE STORY NO BASEMENT R1-1-1 -B

16	6.03	1930	5.45	2180	5.06	2430	4.80	2690	4.59	2940		
18	5.67	2040	5.11	2300	4.74	2560	4.49	2830	4.29	3090		
20	5.35	2140	4.84	2420	4.48	2690	4.24	2970	4.05	3240		
22			4.62	2540	4.27	2820	4.04	3110	3.85	3390		
24			4.42	2650	4.10	2950	3.87	3250	3.70	3550		
26					3.95	3080	3.73	3390	3.56	3700		

EXTERIOR SOLID COMMON BRICK ONE STORY FULL BASEMENT R1-1-1 +B

16	6.59	2110	6.00	2400	5.60	2690	5.32	2980	5.09	3260		
18	6.22	2240	5.62	2530	5.26	2840	4.98	3140	4.78	3440		
20	5.90	2360	5.34	2670	4.98	2990	4.71	3300	4.52	3620		
22			5.11	2810	4.76	3140	4.51	3470	4.32	3800		
24			4.92	2950	4.57	3290	4.32	3630	4.15	3980		
26					4.41	3440	4.18	3800	3.99	4150		

EXTERIOR SOLID COMMON BRICK 1½ STORY NO BASEMENT R1-1-1.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	7.00	2240	6.35	2540	5.92	2840	5.61	3140	5.38	3440		
18	6.58	2370	5.95	2680	5.54	2990	5.25	3310	5.04	3630		
20	6.23	2490	5.64	2820	5.23	3140	4.97	3480	4.76	3810		
22			5.38	2960	5.00	3300	4.74	3650	4.53	3990		
24			5.17	3100	4.81	3460	4.55	3820	4.34	4170		
26					4.63	3610	4.38	3990	4.18	4350		
	EXTERIOR SOLID COMMON BRICK 1½ STORY FULL BASEMENT R1-1-1.5 +B											
16	7.53	2410	6.85	2740	6.42	3080	6.11	3410	5.89	3770		
18	7.11	2560	6.49	2920	6.05	3270	5.74	3620	5.53	3980		
20	6.77	2710	6.16	3080	5.75	3450	5.46	3820	5.24	4190		
22			5.89	3240	5.50	3630	5.21	4010	5.00	4400		
24			5.67	3400	5.29	3810	5.00	4200	4.79	4600		
26					5.10	3980	4.83	4390	4.62	4800		
	EXTERIOR SOLID COMMON BRICK TWO STORY NO BASEMENT R1-1-2 -B											
16	9.25	2960	8.45	3380	7.90	3790	7.50	4200	7.22	4620		
18	8.72	3140	7.93	3570	7.41	4000	7.02	4420	6.75	4860		
20	8.28	3310	7.52	3760	7.00	4200	6.64	4650	6.38	5100		
22			7.18	3950	6.68	4410	6.34	4880	6.08	5350		
24			6.90	4140	6.42	4620	6.08	5110	5.82	5590		
26					6.19	4830	5.87	5340	5.61	5830		
	EXTERIOR SOLID COMMON BRICK TWO STORY FULL BASEMENT R1-1-2 +B											
16	9.84	3150	9.00	3600	8.42	4040	8.02	4490	7.72	4940		
18	9.28	3340	8.47	3810	7.91	4270	7.52	4740	7.24	5210		
20	8.83	3530	8.04	4020	7.50	4500	7.13	4990	6.85	5480		
22			7.69	4230	7.17	4730	6.81	5240	6.53	5750		
24			7.40	4440	6.89	4960	6.54	5490	6.27	6020		
26					6.65	5190	6.31	5740	6.05	6290		

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R1-1-2.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	10.22	3270	9.35	3740	8.73	4190	8.32	4660	8.00	5120		
18	9.64	3470	8.80	3960	8.20	4430	7.79	4910	7.50	5400		
20	9.15	3660	8.34	4170	7.77	4660	7.37	5160	7.10	5680		
22			7.96	4380	7.42	4900	7.04	5420	6.76	5950		
24			7.67	4600	7.13	5130	6.76	5680	6.48	6220		
26					6.88	5370	6.52	5930	6.24	6490		
	EXTERIOR SOLID COMMON BRICK 2½ STORY FULL BASEMENT R1-1-2.5 +B											
16	10.78	3450	9.90	3960	9.27	4450	8.84	4950	8.52	5450		
18	10.19	3670	9.31	4190	8.70	4700	8.29	5220	7.99	5750		
20	9.70	3880	8.84	4420	8.27	4960	7.86	5500	7.56	6050		
22			8.47	4660	7.91	5220	7.51	5780	7.20	6340		
24			8.15	4890	7.50	5470	7.21	6060	6.92	6640		
26					7.35	5730	6.97	6340	6.66	6930		

RESIDENTIAL GROUP

SINGLE FAMILY

CLASS 2

Basement: If any, six foot headroom; concrete floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Hard pine flooring on light sub-floor
Attic: Rough board floor; bare walls
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Cheap paper, on two-coat plaster
Interior Trim: Small amount of cheap stock trim
Built-in Features: Small kitchen cabinet
Heating: Hot-air furnace or Arcola type plant
Plumbing: One bathroom; one sink; cheap fixtures
Lighting: Small amount; cheap fixtures
Unit Cost: Per square foot of ground area

EXTERIOR	WOOD SIDING OR STUCCO ON WOOD		ONE STORY NO BASEMENT					R1-2-1	-B			
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	4.66	1490	4.22	1690	3.94	1890	3.73	2090	3.58	2290		
18	4.39	1580	3.98	1790	3.70	2000	3.52	2220	3.39	2440		
20	4.15	1660	3.78	1890	3.53	2120	3.36	2350	3.23	2560		
22			3.62	1990	3.38	2230	3.22	2480	3.09	2720		
24			3.48	2090	3.26	2350	3.11	2610	2.98	2860		
26					3.17	2470	3.00	2730	2.89	3010		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD		ONE STORY FULL BASEMENT					R1-2-1	+B		
16	6.72	2150	6.17	2470	5.73	2750	5.43	3040	5.25	3360		
18	6.36	2290	5.80	2610	5.41	2920	5.14	3240	4.97	3560		
20	6.10	2440	5.50	2750	5.15	3090	4.91	3440	4.75	3800		
22			5.27	2900	4.94	3260	4.73	3640	4.57	4020		
24			5.10	3060	4.76	3430	4.57	3840	4.42	4240		
26					4.62	3600	4.44	4040	4.30	4470		

EXTERIOR	WOOD SIDING OR STUCCO ON WOOD		1½ STORY NO BASEMENT					R1-2-1.5	-B			
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	5.16	1650	4.70	1880	4.40	2110	4.18	2340	4.02	2570		
18	4.83	1740	4.42	1990	4.15	2240	3.95	2490	3.81	2740		
20	4.58	1830	4.22	2110	3.95	2370	3.77	2640	3.63	2900		
22			4.05	2230	3.80	2510	3.62	2790	3.49	3070		
24			3.92	2350	3.67	2640	3.49	2930	3.36	3230		
26					3.55	2770	3.38	3080	3.26	3390		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD		1½ STORY FULL BASEMENT					R1-2-1.5	+B		
16	7.25	2320	6.67	2670	6.21	2980	5.89	3300	5.70	3650		
18	6.89	2480	6.29	2830	5.89	3180	5.59	3520	5.40	3890		
20	6.57	2630	5.98	2990	5.62	3370	5.34	3740	5.16	4130		
22			5.73	3150	5.39	3560	5.14	3960	4.97	4370		
24			5.53	3320	5.19	3740	4.98	4180	4.81	4620		
26					5.03	3920	4.84	4400	4.69	4880		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD		TWO STORY NO BASEMENT					R1-2-2	-B		
16	7.00	2240	6.42	2570	6.02	2890	5.75	3220	5.55	3550		
18	6.61	2380	6.07	2730	5.69	3070	5.43	3420	5.24	3770		
20	6.30	2520	5.78	2890	5.42	3250	5.17	3620	4.99	3990		
22			5.55	3050	5.21	3440	4.96	3820	4.78	4210		
24			5.37	3220	5.03	3620	4.79	4020	4.61	4430		
26					4.87	3800	4.64	4220	4.46	4640		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD		TWO STORY FULL BASEMENT					R1-2-2	+B		
16	9.22	2950	8.50	3400	7.96	3820	7.59	4250	7.36	4710		
18	8.75	3150	8.02	3610	7.52	4060	7.21	4540	6.96	5010		
20	8.38	3350	7.64	3820	7.18	4310	6.89	4820	6.64	5310		
22			7.35	4040	6.91	4560	6.62	5100	6.37	5610		
24			7.10	4260	6.67	4800	6.39	5370	6.17	5920		
26					6.46	5040	6.20	5640	6.00	6240		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY NO BASEMENT R1-2-2.5 -B

D I M E N S I O N S I N L I N E A R F E E T

	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	7.53	2410	6.90	2760	6.48	3110	6.20	3470	5.98	3830		
18	7.11	2560	6.51	2930	6.13	3310	5.86	3690	5.65	4070		
20	6.80	2720	6.22	3110	5.85	3510	5.59	3910	5.39	4310		
22			5.98	3290	5.62	3710	5.36	4130	5.17	4550		
24			5.78	3470	5.43	3910	5.18	4350	5.00	4800		
26					5.27	4110	5.02	4570	4.85	5040		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY FULL BASEMENT R1-2-2.5 +B

16	9.75	3120	8.97	3590	8.44	4050	8.04	4500	7.80	4990		
18	9.25	3330	8.49	3820	8.00	4320	7.63	4810	7.39	5320		
20	8.85	3540	8.10	4050	7.63	4580	7.30	5110	7.06	5650		
22			7.78	4280	7.33	4840	7.03	5410	6.80	5980		
24			7.53	4520	7.08	5100	6.80	5710	6.57	6310		
26					6.86	5350	6.59	6000	6.38	6640		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK ONE STORY NO BASEMENT R1-2-1 -B

16	5.97	1910	5.42	2170	5.06	2430	4.80	2690	4.61	2950		
18	5.61	2020	5.11	2300	4.76	2570	4.54	2860	4.33	3120		
20	5.33	2130	4.84	2420	4.52	2710	4.31	3020	4.11	3290		
22			4.62	2540	4.30	2840	4.12	3170	3.92	3450		
24			4.45	2670	4.14	2980	3.96	3330	3.76	3610		
26					4.00	3120	3.73	3390	3.63	3780		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK ONE STORY FULL BASEMENT R1-2-1 +B

16	7.28	2330	6.67	2670	6.21	2980	5.88	3290	5.69	3640		
18	6.89	2480	6.27	2820	5.85	3160	5.56	3500	5.37	3870		
20	6.57	2630	5.94	2970	5.57	3340	5.30	3710	5.12	4100		
22			5.69	3130	5.35	3530	5.09	3920	4.91	4320		
24			5.50	3300	5.14	3700	4.92	4130	4.74	4550		
26					4.96	3870	4.77	4340	4.60	4790		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY NO BASEMENT R1-2-1.5 -B

D I M E N S I O N S I N L I N E A R F E E T

	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	6.75	2160	6.15	2460	5.75	2760	5.48	3070	5.26	3370		
18	6.36	2290	5.80	2610	5.41	2920	5.16	3250	4.94	3560		
20	6.05	2420	5.50	2750	5.13	3080	4.89	3420	4.69	3750		
22			5.25	2890	4.91	3240	4.66	3590	4.48	3940		
24			5.07	3040	4.72	3400	4.49	3770	4.32	4140		
26					4.58	3570	4.34	3950	4.16	4330		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY FULL BASEMENT R1-2-1.5 +B

16	8.10	2590	7.40	2960	6.92	3320	6.56	3670	6.35	4060		
18	7.64	2750	6.98	3140	6.54	3530	6.20	3910	6.01	4330		
20	7.25	2900	6.62	3310	6.22	3730	5.93	4150	5.75	4600		
22			6.34	3490	5.95	3930	5.71	4390	5.52	4860		
24			6.10	3660	5.73	4130	5.50	4620	5.32	5110		
26					5.55	4330	5.32	4840	5.15	5360		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY NO BASEMENT R1-2-2 -B

16	8.88	2840	8.20	3240	7.59	3640	7.25	4060	6.98	4470		
18	8.36	3010	7.62	3430	7.13	3850	6.81	4290	6.56	4720		
20	7.95	3180	7.26	3630	6.78	4070	6.45	4520	6.21	4970		
22			6.95	3820	6.50	4290	6.17	4750	5.97	5230		
24			6.70	4020	6.25	4500	5.93	4980	5.71	5480		
26					6.05	4720	5.71	5200	5.50	5730		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY FULL BASEMENT R1-2-2 +B

16	10.31	3300	9.50	3800	8.89	4270	8.46	4740	8.20	5250		
18	9.75	3510	8.96	4030	8.39	4530	8.00	5040	7.75	5580		
20	9.30	3720	8.52	4260	8.00	4800	7.63	5340	7.38	5900		
22			8.16	4490	7.68	5070	7.32	5640	7.09	6220		
24			7.88	4730	7.40	5330	7.07	5940	6.81	6540		
26					7.15	5580	6.86	6240	6.60	6870		

	EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY NO BASEMENT R1-2-2.5 -B											
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	9.65	3090	8.83	3530	8.27	3970	7.87	4410	7.58	4850		
18	9.11	3280	8.31	3740	7.80	4210	7.41	4670	7.13	5130		
20	8.68	3470	7.92	3960	7.42	4450	7.04	4930	6.76	5410		
22			7.60	4190	7.10	4690	6.74	5190	6.46	5690		
24			7.31	4390	6.84	4920	6.47	5440	6.22	5970		
26					6.61	5160	6.27	5700	6.01	6250		
	EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY FULL BASEMENT R1-2-2.5 +B											
16	11.12	3560	10.23	4090	9.60	4610	9.17	5140	8.80	5660		
18	10.49	3780	9.65	4340	9.07	4900	8.66	5460	8.36	6020		
20	9.98	3990	9.18	4590	8.63	5180	8.26	5780	7.98	6380		
22			8.80	4840	8.29	5470	7.92	6100	7.66	6740		
24			8.48	5090	8.00	5760	7.66	6430	7.40	7100		
26					7.74	6040	7.42	6750	7.17	7460		
	EXTERIOR SOLID COMMON BRICK ONE STORY NO BASEMENT R1-2-1 -B											
16	6.53	2090	5.93	2370	5.54	2660	5.25	2940	5.03	3220		
18	6.14	2210	5.56	2500	5.20	2810	4.92	3100	4.72	3400		
20	5.83	2330	5.26	2630	4.93	2960	4.66	3260	4.48	3580		
22			5.02	2760	4.71	3110	4.44	3420	4.27	3760		
24			4.82	2890	4.53	3260	4.26	3580	4.10	3940		
26					4.37	3410	4.11	3740	3.96	4120		
	EXTERIOR SOLID COMMON BRICK ONE STORY FULL BASEMENT R1-2-1 +B											
16	7.81	2500	7.13	2850	6.67	3200	6.34	3550	6.09	3900		
18	7.36	2650	6.71	3020	6.28	3390	5.97	3760	5.74	4130		
20	7.00	2800	6.38	3190	5.97	3580	5.67	3970	5.45	4360		
22			6.11	3360	5.71	3770	5.43	4180	5.22	4590		
24			5.88	3530	5.50	3960	5.23	4390	5.02	4820		
26					5.32	4150	5.05	4600	4.86	5050		

	EXTERIOR SOLID COMMON BRICK 1½ STORY NO BASEMENT R1-2-1.5 -B											
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	7.50	2400	6.85	2740	6.40	3070	6.09	3410	5.84	3740		
18	7.08	2550	6.44	2900	6.00	3240	5.71	3600	5.49	3950		
20	6.75	2700	6.12	3060	5.70	3420	5.41	3790	5.20	4160		
22			5.85	3220	5.44	3590	5.17	3980	4.97	4370		
24			5.63	3380	5.24	3770	4.96	4170	4.78	4590		
26					5.05	3940	4.79	4360	4.62	4800		
	EXTERIOR SOLID COMMON BRICK 1½ STORY FULL BASEMENT R1-2-1.5 +B											
16	8.84	2830	8.08	3230	7.56	3630	7.20	4030	6.92	4430		
18	8.36	3010	7.62	3430	7.13	3850	6.78	4270	6.51	4690		
20	7.98	3190	7.16	3630	6.78	4070	6.44	4510	6.19	4950		
22			6.96	3830	6.50	4290	6.17	4750	5.92	5210		
24			6.72	4030	6.26	4510	5.94	4990	5.70	5470		
26					6.06	4730	5.75	5230	5.51	5730		
	EXTERIOR SOLID COMMON BRICK TWO STORY NO BASEMENT R1-2-2 -3											
16	10.00	3200	9.15	3660	8.58	4120	8.18	4580	7.88	5040		
18	9.42	3390	8.60	3870	8.06	4350	7.67	4830	7.38	5310		
20	8.95	3580	8.16	4080	7.63	4580	7.26	5080	6.98	5580		
22			7.80	4290	7.29	4810	6.92	5330	6.65	5850		
24			7.50	4500	7.00	5040	6.64	5580	6.38	6120		
26					6.75	5270	6.41	5830	6.14	6390		
	EXTERIOR SOLID COMMON BRICK TWO STORY FULL BASEMENT R1-2-2 +B											
16	11.38	3640	10.45	4180	9.83	4720	9.39	5260	9.06	5800		
18	10.81	3890	9.89	4450	9.28	5010	8.84	5570	8.51	6130		
20	10.35	4140	9.44	4720	8.83	5300	8.40	5880	8.08	6460		
22			9.07	4990	8.47	5590	8.04	6190	7.72	6790		
24			8.77	5260	8.17	5880	7.74	6500	7.44	7140		
26					7.91	6170	7.48	6810	7.18	7470		

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R1-2-2.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	10.97	3510	10.02	4010	9.42	4520	8.98	5030	8.66	5540		
18	10.36	3730	9.44	4250	8.85	4780	8.43	5310	8.13	5850		
20	9.85	3940	8.98	4490	8.40	5040	7.99	5590	7.69	6150		
22			8.60	4730	8.03	5300	7.64	5880	7.33	6450		
24			8.28	4970	7.72	5560	7.33	6160	7.03	6750		
26					7.46	5820	7.08	6440	6.78	7050		

EXTERIOR SOLID COMMON BRICK 2½ STORY FULL BASEMENT R1-2-2.5 +B

16	12.08	3970	11.40	4560	10.73	5150	10.24	5740	9.88	6330		
18	11.80	4250	10.79	4860	10.12	5470	9.65	6080	9.29	6690		
20	11.32	4530	10.32	5160	9.65	5790	9.17	6420	8.81	7050		
22			9.93	5460	9.26	6110	8.78	6760	8.42	7410		
24			8.60	5760	8.93	6430	8.45	7100	8.09	7770		
26					8.65	6750	8.18	7440	7.82	8140		

EXTERIOR COMMON BRICK ON WOOD ONE STORY NO BASEMENT R1-2-1 +B

16	5.63	1800	5.13	2050	4.79	2300	4.55	2550	4.36	2790		
18	5.31	1910	4.82	2170	4.50	2430	4.27	2690	4.10	2950		
20	5.05	2020	4.58	2290	4.27	2560	4.06	2840	3.89	3110		
22			4.36	2410	4.09	2700	3.88	2990	3.72	3270		
24			4.22	2530	3.93	2930	3.73	3130	3.57	3430		
26					3.81	2970	3.60	3280	3.45	3590		

EXTERIOR COMMON BRICK ON WOOD ONE STORY FULL BASEMENT R1-2-1 +B

16	7.47	2390	6.78	2710	6.31	3030	5.98	3350	5.73	3670		
18	7.03	2530	6.38	2870	5.94	3210	5.65	3560	5.39	3880		
20	6.68	2670	6.06	3030	5.65	3390	5.39	3770	5.14	4110		
22			5.80	3190	5.41	3570	5.17	3980	4.93	4340		
24			5.58	3350	5.21	3750	4.99	4190	4.76	4570		
26					5.04	3930	4.84	4400	4.62	4800		

EXTERIOR COMMON BRICK ON WOOD 1½ STORY NO BASEMENT R1-2-1.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	6.47	2070	5.90	2360	5.50	2640	5.23	2930	5.03	3220		
18	6.08	2190	5.53	2490	5.17	2790	4.92	3100	4.74	3410		
20	5.80	2320	5.16	2630	4.92	2950	4.69	3280	4.50	3600		
22			5.04	2770	4.71	3110	4.48	3450	4.31	3790		
24			4.87	2920	4.54	3270	4.31	3620	4.14	3970		
26					4.40	3430	4.16	3790	4.00	4160		

EXTERIOR COMMON BRICK ON WOOD 1½ STORY FULL BASEMENT R1-2-1.5 +B

16	8.37	2680	7.60	3040	7.08	3400	6.71	3760	6.42	4120		
18	7.82	2830	7.12	3210	6.67	3600	6.33	3990	6.07	4370		
20	7.48	2990	6.78	3390	6.33	3800	6.02	4210	5.77	4620		
22			6.49	3570	6.06	4000	5.76	4440	5.55	4880		
24			6.25	3750	5.84	4210	5.56	4670	5.35	5130		
26					5.65	4410	5.39	4900	5.18	5390		

EXTERIOR COMMON BRICK ON WOOD TWO STORY NO BASEMENT R1-2-2 -B

16	8.72	2790	7.98	3190	7.48	3590	7.12	3990	6.86	4390		
18	8.22	2960	7.51	3380	7.04	3800	6.70	4220	6.44	4640		
20	7.83	3130	7.14	3570	6.68	4010	6.36	4450	6.11	4890		
22			6.94	3760	6.39	4220	6.08	4680	5.84	5140		
24			6.58	3950	6.15	4430	5.85	4910	5.61	5390		
26					5.95	4640	5.64	5140	5.42	5640		

EXTERIOR COMMON BRICK ON WOOD TWO STORY FULL BASEMENT R1-2-2 +B

16	10.56	3380	9.70	3880	9.13	4380	8.71	4880	8.41	5380		
18	10.03	3610	9.18	4130	8.61	4650	8.22	5180	7.93	5710		
20	9.60	3840	8.76	4380	8.20	4920	7.83	5480	7.55	6040		
22			8.42	4630	7.86	5190	7.51	5780	7.24	6370		
24			8.13	4880	7.58	5460	7.24	6080	6.98	6700		
26					7.35	5730	7.01	6380	6.76	7030		

EXTERIOR COMMON BRICK ON WOOD 2½ STORY NO BASEMENT R1-2-2.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
16	9.50	3040	8.73	3490	8.21	3940	7.84	4390	7.56	4840		
18	8.97	3230	8.22	3700	7.72	4170	7.37	4640	7.10	5110		
20	8.55	3420	7.82	3910	7.33	4400	6.99	4890	6.73	5380		
22			7.49	4120	7.02	4630	6.68	5140	6.42	5650		
24			7.22	4330	6.75	4860	6.42	5390	6.17	5920		
26					6.53	5090	6.20	5640	5.95	6190		
	EXTERIOR	COMMON BRICK ON WOOD				2½ STORY FULL BASEMENT				R1-2-2.5 +B		
16	11.34	3630	10.45	4180	9.85	4730	9.43	5280	9.11	5830		
18	10.78	3880	9.89	4450	9.30	5020	8.89	5600	8.60	6190		
20	10.33	4130	9.44	4720	8.85	5310	8.46	5920	8.19	6550		
22			9.07	4990	8.48	5600	8.10	6240	7.85	6910		
24			8.77	5260	8.18	5890	7.81	6560	7.57	7270		
26					7.92	6180	7.56	6880	7.34	7630		

RESIDENTIAL GROUP

SINGLE FAMILY

CLASS 3

Basement: If any, seven foot headroom; concrete floor; bare walls
Roofing: Good wood or composition shingle
Flooring: Plain hardwood on light sub-floor
Attic: Matched board floor; bare walls
Doors and Windows: Medium grade stock and hardware
Interior Wall Finish: Medium grade paper on two-coat plaster
Interior Trim: Plain hardwood, medium finish
Built-in Features: Kitchen cabinet; linen closets
Heating: Hot air furnace or Arcola type plant; one blind fireplace
Plumbing: One bathroom; one sink; hot water supply; laundry tubs; medium grade fixtures
Lighting: Few extra outlets; medium grade fixtures
Unit Cost: Per square foot of ground area

EXTERIOR WOOD SIDING OR STUCCO ON WOOD ONE STORY NO BASEMENT R1-3-1 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	5.96	2380	5.39	2690	5.01	3010	4.74	3320	4.54	3630	4.26	4260
22			5.16	2840	4.80	3170	4.54	3500	4.35	3830	4.08	4490
24			4.96	2980	4.62	3330	4.37	3670	4.18	4020	3.93	4710
26					4.47	3480	4.23	3850	4.05	4210	3.80	4940
28					4.34	3640	4.11	4020	3.93	4400	3.69	5170
30					4.22	3800	4.00	4200	3.83	4600	3.60	5390
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				ONE STORY FULL BASEMENT				R1-3-1 +B		
20	8.91	3560	8.07	4040	7.52	4510	7.12	4990	6.62	5460	6.41	6410
22			7.73	4250	7.20	4750	6.83	5260	6.54	5760	6.15	6760
24			7.45	4470	6.95	5000	6.58	5530	6.31	6060	5.94	7120
26					6.73	5240	6.37	5790	6.10	6350	5.75	7480
28					6.54	5490	6.20	6080	5.95	6660	5.60	7830
30					6.37	5740	6.05	6350	5.80	6960	5.46	8190

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 1½ STORY NO BASEMENT R1-3-1.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	6.76	2700	6.12	3060	5.75	3450	5.47	3830	5.26	4210	4.96	4960
22			5.89	3240	5.53	3650	5.26	4050	5.05	4440	4.76	5240
24			5.70	3420	5.34	3640	5.07	4260	4.98	4680	4.60	5520
26					5.17	4040	4.92	4480	4.73	4920	4.46	5800
28					5.04	4230	4.79	4690	4.61	5160	4.34	6080
30					4.91	4420	4.66	4910	4.49	5390	4.24	6360

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 1½ STORY FULL BASEMENT R1-3-1.5 +B

20	9.74	3900	8.87	4430	8.22	4970	7.88	5520	7.57	6050	7.13	7130
22			8.51	4680	7.96	5260	7.57	5830	7.27	6400	6.86	7549
24			8.22	4930	7.69	5540	7.31	6140	7.03	6750	6.64	7960
26					7.46	5820	7.09	6450	6.81	7080	6.44	8370
28					7.26	6100	6.91	6770	6.68	7480	6.28	8790
30					7.09	6380	6.75	7090	6.49	7790	6.13	9200

EXTERIOR WOOD SIDING OR STUCCO ON WOOD TWO STORY NO BASEMENT R1-3-2 -B

20	8.99	3600	8.21	4110	7.69	4620	7.33	5130	7.05	5640	6.67	6670
22			7.89	4340	7.39	4880	7.03	5420	6.76	5950	6.39	7030
24			7.62	4570	7.13	5130	6.78	5700	6.52	6260	6.16	7390
26					6.92	5390	6.57	5980	6.32	6570	5.96	7750
28					6.72	5650	6.39	6260	6.15	6880	5.80	8120
30					6.56	5900	6.24	6550	6.00	7200	5.65	8480

EXTERIOR WOOD SIDING OR STUCCO ON WOOD TWO STORY FULL BASEMENT R1-3-2 +B

20	12.06	4830	11.01	5510	10.32	6190	9.83	6880	9.45	7560	8.93	8930
22			10.58	5820	9.91	6540	9.44	7270	9.08	7990	8.58	9440
24			10.31	6130	9.58	6900	9.11	7660	8.76	8420	8.28	9940
26					9.29	7240	8.83	8040	8.51	8850	8.03	10450
28					9.02	7590	8.61	8430	8.28	9280	7.82	10950
30					8.83	7950	8.40	8820	8.09	9710	7.64	11460

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY NO BASEMENT R1-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	9.79	3920	8.98	4490	8.44	5060	8.05	5640	7.77	6210	7.37	7370
22			8.64	4750	8.12	5360	7.75	5970	7.47	6570	7.08	7790
24			8.35	5010	7.85	5650	7.49	6290	7.21	6920	6.84	8200
26					7.62	5940	7.27	6610	7.00	7280	6.63	8620
28					7.42	6240	7.08	6930	6.82	7630	6.45	9030
30					7.25	6530	6.92	7260	6.66	7990	6.30	9450

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY FULL BASEMENT R1-3-2.5 +B

20	12.89	5160	11.81	5900	11.09	6660	10.58	7410	10.20	8160	9.66	9660
22			11.36	6250	10.67	7040	10.18	7840	9.81	8630	9.29	10220
24			10.99	6590	10.32	7430	9.84	8270	9.48	9100	8.99	10780
26					10.02	7820	9.56	8700	9.20	9570	8.73	11340
28					9.77	8210	9.32	9130	8.97	10050	8.50	11910
30					9.55	8590	9.11	9560	8.78	10530	8.31	12470

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK ONE STORY NO BASEMENT R1-3-1 -B

20	7.12	2850	6.46	3230	6.00	3600	5.67	3970	5.43	4340	5.09	5090
22			6.17	3400	5.73	3780	5.42	4170	5.18	4560	4.85	5340
24			5.93	3560	5.51	3970	5.20	4370	4.98	4780	4.66	5590
26					5.32	4150	5.02	4570	4.80	5000	4.49	5840
28					5.16	4330	4.87	4770	4.65	5210	4.35	6090
30					5.01	4510	4.74	4980	4.53	5430	4.23	6340

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK ONE STORY FULL BASEMENT R1-3-1 +B

20	9.36	3740	8.47	4240	7.89	4730	7.48	5230	7.16	5730	6.72	6720
22			8.11	4460	7.56	4990	7.16	5510	6.86	6030	6.44	7090
24			7.82	4690	7.28	5240	6.90	5790	6.61	6340	6.21	7450
26					7.04	5500	6.67	6070	6.39	6640	6.01	7820
28					6.85	5750	6.49	6360	6.21	6960	5.84	8180
30					6.67	6010	6.32	6640	6.06	7260	5.70	8550

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY NO BASEMENT R1-3-1.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	8.14	3260	7.44	3720	6.93	4160	6.59	4610	6.32	5060	5.95	5950
22			7.12	3920	6.64	4380	6.30	4850	6.05	5320	5.69	6260
24			6.86	4110	6.40	4610	6.07	5100	5.82	5590	5.47	6570
26					6.19	4830	5.87	5340	5.63	5850	5.29	6880
28					6.01	5050	5.70	5590	5.46	6120	5.13	7190
30					5.86	5270	5.55	5830	5.32	6390	5.00	7500

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY FULL BASEMENT R1-3-1.5 +B

20	10.41	4160	9.47	4740	8.85	5310	8.41	5890	8.07	6460	7.61	7610
22			9.09	5000	8.49	5610	8.07	6210	7.75	6820	7.30	8030
24			8.77	5260	8.20	5900	7.79	6540	7.48	7180	7.05	8460
26					7.94	6200	7.54	6870	7.24	7530	6.84	8890
28					7.73	6490	7.34	7200	7.06	7900	6.65	9310
30					7.54	6790	7.17	7530	6.89	8260	6.49	9740

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY NO BASEMENT R1-3-2 -B

20	10.18	4070	9.28	4640	8.69	5210	8.26	5760	7.94	6350	7.50	7500
22			8.90	4900	8.32	5490	7.91	6090	7.60	6690	7.17	7890
24			8.58	5150	8.02	5770	7.63	6400	7.31	7020	6.89	8270
26					7.76	6060	7.37	6700	7.07	7360	6.66	8660
28					7.54	6340	7.16	7010	6.87	7690	6.46	9040
30					7.35	6620	6.97	7320	6.69	8030	6.29	9430

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY FULL BASEMENT R1-3-2 +B

20	12.50	5000	11.42	5710	10.70	6420	10.18	7130	9.79	7830	9.24	9240
22			10.96	6030	10.28	6780	9.77	7520	9.40	8270	8.87	9760
24			10.58	6350	9.92	7140	9.43	7920	9.07	8710	8.56	10270
26					9.61	7500	9.14	8320	8.76	9140	8.29	10780
28					9.36	7860	8.90	8720	8.55	9580	8.07	11300
30					9.13	8220	8.68	9120	8.35	10020	7.88	11820

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY NO BASEMENT R1-3-2.5 -B

	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	11.21	4480	10.25	5130	9.62	5770	9.17	6420	8.83	7060	8.36	8360
22			9.85	5420	9.23	6090	8.80	6770	8.46	7450	8.00	8800
24			9.51	5700	8.91	6410	8.48	7120	8.16	7830	7.71	9250
26					8.63	6740	8.21	7470	7.90	8220	7.45	9690
28					8.40	7060	7.99	7830	7.68	8600	7.24	10140
30					8.19	7380	7.79	8180	7.48	8980	7.06	10580

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY FULL BASEMENT R1-3-2.5 +B

20	13.53	5420	12.42	6210	11.66	7000	11.11	7780	10.72	8570	10.14	10140
22			11.93	6560	11.22	7400	10.69	8230	10.30	9060	9.73	10710
24			11.53	6920	10.82	7790	10.32	8660	9.94	9540	9.40	11280
26					10.50	8190	10.00	9110	9.64	10030	9.12	11860
28					10.23	8590	9.76	9560	9.38	10510	8.88	12430
30					10.00	9000	9.52	10000	9.17	11000	8.67	13000

EXTERIOR SOLID COMMON BRICK ONE STORY NO BASEMENT R1-3-1 -B

20	7.61	3050	6.88	3440	6.39	3830	6.04	4230	5.78	4620	5.42	5420
22			6.57	3620	6.10	4030	5.77	4440	5.51	4850	5.16	5680
24			6.32	3790	5.86	4220	5.53	4650	5.29	5080	4.95	5940
26					5.65	4410	5.34	4860	5.10	5310	4.77	6200
28					5.48	4600	5.17	5070	4.94	5530	4.61	6460
30					5.33	4800	5.03	5280	4.80	5760	4.46	6720

EXTERIOR SOLID COMMON BRICK ONE STORY FULL BASEMENT R1-3-1 +B

20	9.83	3930	8.89	4450	8.28	4970	7.84	5490	7.51	6010	7.05	7050
22			8.51	4680	7.92	5230	7.51	5780	7.19	6330	6.75	7420
24			8.20	4920	7.63	5500	7.23	6070	6.92	6650	6.50	7800
26					7.38	5760	6.98	6350	6.70	0970	6.29	8170
28					7.17	6020	6.79	6650	6.50	7290	6.11	8550
30					6.98	6290	6.61	6950	6.34	7610	5.94	8910

EXTERIOR SOLID COMMON BRICK 1½ STORY NO BASEMENT R1-3-1.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	8.82	3530	8.01	4010	7.48	4490	7.09	4960	6.80	5440	6.40	6400
22			7.67	4220	7.15	4720	6.78	5220	6.50	5720	6.11	6730
24			7.39	4430	6.88	4960	6.52	5480	6.25	6000	5.87	7050
26					6.65	5190	6.30	5740	6.04	6280	5.67	7370
28					6.46	5430	6.12	5990	5.86	6560	5.49	7690
30					6.27	5660	5.96	6250	5.70	6840	5.34	8010
	EXTERIOR SOLID COMMON BRICK						1½ STORY FULL BASEMENT				R1-3-1.5 +B	
20	11.07	4430	10.06	5030	9.39	5640	8.92	6240	8.56	6850	8.06	8060
22			9.64	5300	9.00	5940	8.55	6580	8.21	7220	7.73	8500
24			9.30	5580	8.68	6250	8.24	6920	7.91	7590	7.45	8940
26					8.41	6560	7.97	7260	7.65	7960	7.21	9380
28					8.18	6870	7.76	7610	7.45	8340	7.01	9820
30					7.97	7180	7.57	7950	7.27	8720	6.84	10260
	EXTERIOR SOLID COMMON BRICK						TWO STORY NO BASEMENT				R1-3-2 -B	
20	11.57	4630	10.52	5260	9.84	5900	9.35	6540	8.98	7180	8.47	8470
22			10.09	5550	9.41	6210	8.94	6860	8.57	7550	8.07	8880
24			9.71	5830	9.06	6520	8.59	7220	8.23	7910	7.75	9300
26					8.75	6830	8.30	7550	7.95	8270	7.47	9710
28					8.50	7140	8.05	7890	7.71	8630	7.23	10120
30					8.27	7450	7.83	8220	7.50	9000	7.03	10540
	EXTERIOR SOLID COMMON BRICK						TWO STORY FULL BASEMENT				R1-3-2 +B	
20	14.00	5560	12.66	6330	11.85	7110	11.27	7890	10.82	8660	10.21	10210
22			12.15	6680	11.36	7500	10.79	8310	10.37	9120	9.78	10760
24			11.72	7030	10.95	7880	10.40	8730	9.99	9590	9.42	11300
26					10.61	8270	10.06	9150	9.64	10050	9.10	11840
28					10.31	8660	9.77	9580	9.39	10520	8.84	12380
30					10.05	9050	9.54	10010	9.15	10990	8.61	12920

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R1-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	12.77	5110	11.66	5830	10.92	6550	10.40	7280	10.00	8000	9.45	9450
22			11.19	6150	10.46	6900	9.95	7670	9.57	8420	9.03	9930
24			10.79	6470	10.08	7260	9.58	8050	9.20	8830	8.67	10410
26					9.76	7610	9.26	8430	8.89	9250	8.37	10880
28					9.48	7960	8.99	8810	8.62	9660	8.11	11360
30					9.24	8310	8.76	9200	8.40	10080	7.89	11840
	EXTERIOR SOLID COMMON BRICK						2½ STORY FULL BASEMENT				R1-3-2.5 +B	
20	15.13	6050	13.82	6910	12.96	7780	12.34	8640	11.87	9500	11.23	11230
22			13.27	7300	12.43	8210	11.84	9120	11.39	10020	10.76	11840
24			12.82	7690	12.00	8640	11.41	9590	10.98	10540	10.37	12440
26					11.63	9070	11.05	10060	10.63	11060	10.03	13040
28					11.31	9500	10.75	10540	10.34	11580	9.75	13650
30					11.03	9940	10.49	11020	10.08	12100	9.51	14260
	EXTERIOR COMMON BRICK ON WOOD						ONE STORY NO BASEMENT				R1-3-1 -B	
20	6.82	2730	6.16	3080	5.73	3440	5.41	3790	5.18	4150	4.86	4860
22			5.89	3240	5.47	3610	5.18	3990	4.95	4360	4.64	5100
24			5.67	3400	5.26	3790	4.98	4180	4.76	4570	4.46	5350
26					5.08	3960	4.80	4370	4.59	4780	4.30	5590
28					4.93	4140	4.66	4560	4.45	4990	4.17	5840
30					4.80	4320	4.53	4760	4.33	5200	4.05	6080
	EXTERIOR COMMON BRICK ON WOOD						ONE STORY FULL BASEMENT				R1-3-1 +B	
20	9.49	3790	8.59	4290	8.00	4800	7.57	5300	7.25	5800	6.81	6810
22			8.22	4530	7.66	5050	7.25	5590	6.95	6110	6.52	7180
24			7.96	4770	7.38	5310	6.99	5870	6.69	6430	6.29	7550
26					7.14	5570	6.75	6150	6.47	6730	6.09	7910
28					6.93	5830	6.57	6440	6.30	7050	5.92	8280
30					6.76	6080	6.40	6720	6.14	7370	5.77	8650

	EXTERIOR	COMMON BRICK ON WOOD			1½ STORY NO BASEMENT						R1-3-1.5 -B	
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	7.87	3150	7.16	3580	6.68	4010	6.35	4440	6.09	4880	5.74	5740
22			6.86	3780	6.40	4230	6.08	4680	5.83	5140	5.49	6040
24			6.62	3970	6.17	4450	5.86	4920	5.62	5390	5.29	6350
26					5.97	4660	5.67	5160	5.44	5650	5.11	6650
28					5.81	4880	5.50	5390	5.28	5910	4.96	6950
30					5.66	5090	5.37	5640	5.15	6170	4.84	7260
	EXTERIOR	COMMON BRICK ON WOOD			1½ STORY FULL BASEMENT						R1-3-1.5 +B	
20	10.57	4230	9.61	4810	8.98	5390	8.53	5970	8.19	6550	7.71	7710
22			9.22	5070	8.61	5690	8.19	6300	7.86	6920	7.41	8150
24			8.90	5340	8.31	5990	7.90	6630	7.58	7280	7.15	8580
26					8.06	6280	7.64	6960	7.34	7640	6.93	9010
28					7.84	6580	7.44	7300	7.15	8010	6.74	9440
30					7.65	6880	7.26	7630	6.98	8370	6.58	9870
	EXTERIOR	COMMON BRICK ON WOOD			TWO STORY NO BASEMENT						R1-3-2 -B	
20	10.42	4170	9.50	4750	8.89	5330	8.44	5910	8.11	6490	7.65	7650
22			9.09	5000	8.50	5610	8.08	6220	7.76	6830	7.32	8040
24			8.75	5250	8.18	5890	7.77	6530	7.46	7160	7.04	8430
26					7.93	6180	7.53	6840	7.22	7500	6.78	8820
28					7.70	6470	7.30	7150	7.01	7840	6.58	9210
30					7.51	6760	7.13	7470	6.82	8180	6.41	9600
	EXTERIOR	COMMON BRICK ON WOOD			TWO STORY FULL BASEMENT						R1-3-2 +B	
20	13.22	5290	12.05	6020	11.28	6770	10.73	7510	10.31	8250	9.74	9740
22			11.56	6360	10.82	7140	10.29	7920	9.89	8700	9.35	10270
24			11.17	6700	10.44	7520	9.92	8340	9.54	9150	9.00	10790
26					10.11	7890	9.60	8740	9.22	9590	8.71	11320
28					9.84	8260	9.34	9160	8.98	10050	8.46	11850
30					9.60	8640	9.12	9570	8.76	10510	8.25	12380

	EXTERIOR	COMMON BRICK ON WOOD			2½ STORY NO BASEMENT						R1-3-2.5 -B	
	DIMENSIONS IN LINEAR FEET											
	20		25		30		35		40		50	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	11.45	4590	10.50	5250	9.83	5900	9.36	6550	9.02	7210	8.52	8520
22			10.05	5530	9.43	6220	8.97	6910	8.64	7600	8.16	8970
24			9.69	5810	9.08	6540	8.66	7270	8.32	7990	7.86	9420
26					8.79	6860	8.37	7620	8.06	8370	7.60	9870
28					8.56	7190	8.13	7970	7.82	8760	7.38	10320
30					8.37	7530	7.93	8330	7.62	9140	7.18	10770
	EXTERIOR	COMMON BRICK ON WOOD			2½ STORY FULL BASEMENT						R1-3-2.5 +B	
20	14.30	5720	13.07	6540	12.26	7360	11.69	8180	11.25	9000	10.64	10640
22			12.56	6910	11.78	7770	11.22	8640	10.80	9500	10.21	11240
24			12.14	7280	11.37	8190	10.83	9100	10.42	10000	9.86	11820
26					11.04	8600	10.49	9550	10.09	10500	9.55	12410
28					10.74	9020	10.22	10010	9.83	11010	9.29	13000
30					10.48	9440	9.96	10470	9.60	11510	9.06	13590

RESIDENTIAL GROUP

SINGLE FAMILY

CLASS 4

Basement: seven foot headroom; one-half plastered; good concrete floor; water closet
Roofing: Best wood or asbestos shingle or slate
Flooring: Good hardwood or linoleum on sub-floor
Attic: M and D floor; one-half sealed and partitioned
Doors and Windows: Heavy stock; good hardware; extra clear common glass
Interior Wall Finish: Good paper on three-coat plaster
Interior Trim: Good hardwood, well finished
Built-in Features: Kitchen cabinet; linen closets; book cases
Heating: Steam or hot water or hot air; automatic control; one inside chimney fireplace
Plumbing: Two bathrooms tiled; washroom on first floor; water closet in basement; laundry tubs; hot water supply; good fixtures
Lighting: Well equipped with extra outlets and switches; good fixtures
Unit Cost: Per square foot of ground area

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				ONE STORY FULL BASEMENT				R1-4-1 +B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50		60	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	11.33	6800	10.67	7470	10.18	8150	9.80	8820	9.49	9490	9.03	10840
24	10.42	7500	9.82	8250	9.38	9000	9.03	9750	8.75	10500	8.34	12010
28	9.75	8190	9.21	9030	8.80	9860	8.48	10690	8.22	11510	7.84	13170
32			8.75	9810	8.37	10710	8.07	11620	7.83	12530	7.47	14340
36					8.03	11570	7.75	12550	7.52	13540	7.18	15510
40					7.76	12420	7.49	13490	7.27	14550	6.95	16670
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				1½ STORY FULL BASEMENT				R1-4-1.5 +B		
20	12.23	7340	11.55	8080	11.04	8630	10.64	9580	10.32	10320	9.84	11810
24	11.27	8110	10.65	6950	10.19	9780	9.83	10610	9.54	11450	9.11	13120
28	10.58	8890	10.01	9810	9.58	10730	9.25	11650	8.98	12570	8.58	14410
32			9.53	10680	9.13	11680	8.81	12690	8.56	13700	8.18	15710
36					8.77	12630	8.47	13730	8.24	14820	7.88	17020
40					8.49	13580	8.20	14770	7.97	15950	7.63	18310

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT				R1-4-2 +B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50		60	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	15.51	9310	14.70	10290	14.10	11280	13.62	12260	13.25	13250	12.68	15220
24	14.33	10320	13.58	11410	13.02	12500	12.59	13600	12.24	14690	11.72	16870
28	13.48	11320	12.78	12520	12.26	13730	11.85	14930	11.52	16130	11.03	18530
32			12.18	13640	11.68	14950	11.29	16260	10.98	17570	10.52	20190
36					11.23	16180	10.86	17590	10.56	19010	10.11	21850
40					10.88	17400	10.51	18930	10.23	20450	9.79	23500
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY FULL BASEMENT				R1-4-2.5 +B		
20	16.41	9850	15.58	10910	14.95	11960	14.47	13020	14.08	14080	13.49	16190
24	15.19	10930	14.41	12110	13.84	13280	13.39	14460	13.03	15630	12.49	17980
28	14.30	12020	13.58	13310	13.04	14600	12.62	15900	12.28	17190	11.77	19770
32			12.96	14520	12.44	15920	12.04	17340	11.72	18750	11.23	21560
36					11.98	17240	11.59	18770	11.28	20300	10.81	23350
40					11.60	18560	11.23	20210	10.93	21850	10.48	25140
	EXTERIOR	FACE BRICK ON WOOD				ONE STORY FULL BASEMENT				R1-4-1 +B		
20	12.24	7340	11.53	8070	11.00	8800	10.59	9530	10.26	10260	9.76	11710
24	11.23	8090	10.59	8890	10.10	9700	9.73	10510	9.43	11310	8.98	12930
28	10.51	8830	9.91	9710	9.46	10600	9.11	11480	8.83	12370	8.41	14140
32			9.41	10540	8.98	11500	8.65	12460	8.39	13420	7.99	15350
36					8.61	12400	8.29	13440	8.04	14480	7.67	16560
40					8.31	13300	8.01	14410	7.77	15530	7.40	17770
	EXTERIOR	FACE BRICK ON WOOD				1½ STORY FULL BASEMENT				R1-4-1.5 +B		
20	13.60	8160	12.84	8990	12.27	9820	11.83	10640	11.47	11470	10.84	13130
24	12.50	9000	11.80	9920	11.28	10830	10.88	11750	10.55	12660	10.07	14490
28	11.71	9840	11.06	10840	10.58	11850	10.20	12850	9.89	13850	9.44	15860
32			10.51	11780	10.05	12860	9.69	13960	9.40	15050	8.97	17230
36					9.64	13880	9.30	15060	9.02	16240	8.61	18590
40					9.31	14900	8.98	16160	8.71	17430	8.31	19960

EXTERIOR FACE BRICK ON WOOD — TWO STORY FULL BASEMENT — R1-4-2 +B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50		60	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	17.33	10400	16.42	11500	15.74	12590	15.20	13680	14.78	14780	14.14	16970
24	15.97	11600	15.12	12700	14.48	13900	13.99	15110	13.59	16310	13.00	18710
28	14.99	12590	14.19	13900	13.59	15220	13.12	16530	12.74	17840	12.18	20460
32			13.49	15110	12.91	16530	12.46	17950	12.10	19370	11.56	22200
36					12.39	17840	11.95	19370	11.61	20890	11.09	23950
40					11.97	19150	11.55	20790	11.21	22420	10.71	25690
	EXTERIOR	FACE BRICK ON WOOD					2½ STORY FULL BASEMENT				R1-4-2.5	+B
20	18.69	11210	17.73	12410	17.01	13610	16.44	14800	15.99	15990	15.32	18380
24	17.24	12410	16.34	13720	15.66	15030	15.14	16350	14.72	17660	14.08	20280
28	16.19	13600	15.34	15030	14.70	16460	14.20	17890	13.80	19320	13.20	22180
32			14.60	16350	13.98	17890	13.50	19440	13.12	20990	12.54	24080
36					13.42	19320	12.95	20990	12.58	22650	12.03	25980
40					12.97	20750	12.52	22530	12.16	24320	11.62	27880
	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE					ONE STORY FULL BASEMENT				R1-4-1	+B
20	11.63	6980	10.96	7670	10.46	8360	10.06	9060	9.75	9750	9.27	11130
24	10.69	7700	10.08	8460	9.62	9230	9.26	10000	8.98	10770	8.55	12310
28	10.01	8410	9.44	9250	9.02	10100	8.69	10950	8.43	11800	8.03	13490
32			8.97	10050	8.57	10970	8.26	11900	8.02	12830	7.64	14680
36					8.22	11840	7.93	12850	7.59	13850	7.34	15860
40					7.95	12710	7.66	13790	7.44	14880	7.10	17040
	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE					1½ STORY FULL BASEMENT				R1-4-1.5	+B
20	12.68	7610	11.98	8380	11.45	9160	11.03	9930	10.70	10700	10.21	12250
24	11.68	8410	11.04	9270	10.55	10130	10.18	10990	9.88	11850	9.43	13570
28	10.96	9200	10.36	10150	9.91	11100	9.56	12050	9.28	13000	8.87	14900
32			9.86	11040	9.43	12080	9.11	13110	8.84	14150	8.45	16220
36					9.06	13050	8.75	14170	8.50	15290	8.12	17540
40					8.76	14020	8.46	15230	8.22	16440	7.86	18860

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE — TWO STORY FULL BASEMENT — R1-4-2 +B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50		60	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	16.12	9670	15.28	10690	14.64	11720	14.15	12740	13.76	13760	13.17	15800
24	14.86	10700	14.10	11840	13.51	12970	13.05	14100	12.69	15230	12.14	17490
28	13.98	11750	13.25	12990	12.70	14220	12.27	15460	11.93	16700	11.41	19170
32			12.62	14130	12.09	15480	11.68	16820	11.36	18170	10.86	20870
36					11.62	16730	11.23	18190	10.91	19640	10.44	22550
40					11.24	17990	10.86	19550	10.55	21110	10.10	24230
	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE					2½ STORY FULL BASEMENT				R1-4-2.5	+B
20	17.17	10300	16.29	11410	15.64	12510	15.13	13610	14.72	14720	14.10	16920
24	15.87	11430	15.06	12650	14.44	13870	13.97	15090	13.59	16310	13.02	18750
28	14.93	12540	14.17	13880	13.59	15220	13.14	16560	12.78	17900	12.25	20570
32			13.51	15130	12.95	16580	12.53	18040	12.18	19490	11.67	22400
36					12.46	17940	12.04	19510	11.71	21080	11.22	24230
40					12.06	19290	11.66	20980	11.34	22670	10.86	26050
	EXTERIOR	FACE BRICK ON BRICK					ONE STORY FULL BASEMENT				R1-4-1	+B
20	13.29	7980	12.53	8770	11.95	9560	11.50	10350	11.14	11140	10.60	12720
24	12.18	8770	11.48	9640	10.95	10510	10.54	11380	10.21	12250	9.71	13990
28	11.38	9560	10.72	10510	10.23	11460	9.85	12410	9.54	13350	9.08	15250
32			10.17	11390	9.69	12410	9.33	13430	9.04	14460	8.60	16510
36					9.28	13360	8.93	14460	8.65	15570	8.23	17770
40					8.94	14310	8.60	15490	8.34	16670	7.93	19030
	EXTERIOR	FACE BRICK ON BRICK					1½ STORY FULL BASEMENT				R1-4-1.5	+B
20	15.18	9110	14.33	10030	13.69	10950	13.20	11880	12.80	12800	12.20	14640
24	13.92	10030	13.14	11030	12.55	12040	12.09	13050	11.72	14070	11.17	16090
28	13.02	10940	12.28	12040	11.73	13140	11.30	14230	10.95	15330	10.43	17530
32			11.65	13050	11.12	14230	10.70	15420	10.38	16600	9.88	18970
36					10.64	15320	10.24	16600	9.93	17870	9.45	20410
40					10.26	16410	9.87	17770	9.57	19130	9.11	21850

	EXTERIOR	FACE BRICK ON BRICK				TWO STORY FULL BASEMENT					R1-4-2	+B
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50		60	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	19.44	11670	18.41	12890	17.64	14110	17.03	15330	16.55	16550	15.82	18990
24	17.87	12870	16.90	14190	16.17	15520	16.60	16850	15.15	18180	14.47	20840
28	16.74	14060	15.81	15500	15.12	16940	14.58	18370	14.15	19810	13.50	22680
32			15.01	16810	14.33	18350	13.82	19900	13.40	21440	12.78	24530
36					13.72	19760	13.22	21420	12.82	23070	12.21	26380
40					13.23	21180	12.74	22940	12.35	24700	11.76	28220
	EXTERIOR	FACE BRICK ON BRICK				2½ STORY FULL BASEMENT					R1-4-2.5	+B
20	21.33	12800	20.21	14150	19.38	15500	18.73	16850	18.21	18210	17.42	20910
24	19.61	14120	18.56	15590	17.77	17060	17.15	18530	16.66	20000	15.93	22940
28	18.38	15440	17.37	17030	16.62	18610	16.03	20200	15.56	21790	14.86	24960
32			16.49	18470	15.76	20170	15.19	21880	14.74	23580	14.06	26990
36					15.09	21730	14.54	23550	14.09	25370	13.43	29020
40					14.55	23280	14.01	25220	13.58	27160	12.93	31040
	EXTERIOR	FACE BRICK ON CONC.BLK.OR TILE				ONE STORY FULL BASEMENT					R1-4-1	
20	12.81	7680	12.07	8450	11.51	9210	11.08	9970	10.73	10730	10.21	12260
24	11.74	8460	11.07	9300	10.56	10140	10.16	10980	9.85	11820	9.37	13500
28	10.98	9220	10.35	10140	9.88	11060	9.51	11980	9.21	12900	8.77	14730
32			9.82	10990	9.36	11990	9.02	12980	8.74	13980	8.23	15970
36					8.97	12920	8.64	13990	8.37	15060	7.97	17210
40					8.65	13840	8.33	14990	8.07	16150	7.69	18450
	EXTERIOR	FACE BRICK ON CONC.BLK.OR TILE				1½ STORY FULL BASEMENT					R1-4-1.5	
20	14.45	8670	13.64	9550	13.04	10430	12.56	11310	12.19	12190	11.62	13940
24	13.27	9550	12.52	10520	11.96	11490	11.53	12450	11.18	13420	10.66	15350
28	12.42	10430	11.72	11490	11.20	12540	10.79	13600	10.46	14650	9.97	16760
32			11.12	12460	10.63	13600	10.24	14740	9.93	15880	9.46	18170
36					10.18	14660	9.80	15880	9.51	17110	9.06	19570
40					9.82	15710	9.46	17030	9.17	18350	8.74	20980

	EXTERIOR	FACE BRICK ON CONC.BLK.OR TILE				TWO STORY FULL BASEMENT					R1-4-2	+B
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50		60	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	18.47	11080	17.49	12250	16.76	13410	16.19	14570	15.73	15730	15.05	18060
24	16.99	12240	16.08	13510	15.39	14770	14.86	16050	14.43	17320	13.79	19860
28	15.93	13380	15.06	14760	14.41	16140	13.90	17520	13.50	18900	12.89	21660
32			14.31	16020	13.68	17510	13.19	19000	12.80	20480	12.22	23460
36					13.11	18880	12.64	20470	12.26	22060	11.69	25260
40					12.65	20240	12.19	21950	11.82	23650	11.28	27070
	EXTERIOR	FACE BRICK ON CONC.BLK.OR TILE				2½ STORY FULL BASEMENT					R1-4-2.5	+B
20	20.11	12070	19.07	13350	18.28	14630	17.67	15910	17.18	17180	16.45	19740
24	18.52	13230	17.53	14730	16.79	16120	16.22	17520	15.76	18920	15.08	21710
28	17.37	14590	16.43	16110	15.73	17620	15.19	19140	14.75	20650	14.09	23680
32			15.62	17490	14.94	19120	14.41	20750	13.99	22380	13.36	25650
36					14.32	20620	13.81	22370	13.40	24110	12.78	27610
40					13.82	22110	13.32	23980	12.92	25850	12.33	29580

Residential Group

Single Family

Class 5

Basement: eight foot headroom; fully plastered; good floor; water closet; wash room
Roofing: Best wood shingle; asbestos shingle; slate or tile
Flooring: Best hardwood on good sub-floor and heavy joists
Attic: Hardwood floor; plain finish throughout
Doors and Windows: Best stock; heavy hardware; plate glass
Interior Wall Finish: Expensive paper or tinting on three-coat plaster
Interior Trim: Best stock; some paneling and wainscoting
Built-In Features: Liberal supply of service cabinets; book cases, etc.
Heating: Steam or hot water; automatic control; two outside chimney fireplaces
Plumbing: Three bathrooms, tiled; washroom on first floor; laundry tubs, hot water supply, water closet in basement; best stock fixtures
Lighting: Well equipped with extra outlets and switches; best stock fixtures
Unit Cost: Per square foot of ground area

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				ONE STORY FULL BASEMENT				R1-5-1		+B
	DIMENSIONS IN LINEAR FEET											
	30		40		50		60		70		80	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	12.37	11130	11.08	13300	10.32	15470	9.80	17650	9.44	19820	9.16	21990
34			10.56	14360	9.84	16730	9.37	19110	9.02	21480	8.77	23850
38			10.15	15430	9.47	18000	9.02	20570	8.70	23140	8.46	25710
42					9.17	19270	8.74	22030	8.44	24800	8.20	27570
46					8.93	20530	8.51	23500	8.22	26460	8.00	29450
50					8.72	21800	8.32	24960	8.04	28120	7.82	31280
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				1½ STORY FULL BASEMENT				R1-5-1.5		+B
30	13.87	12480	12.54	15050	11.75	17620	11.22	20190	10.84	22760	10.55	25330
34			11.99	16320	11.25	19130	10.76	21950	10.40	24760	10.14	27570
38			11.57	17590	10.87	20650	10.40	23710	10.06	26760	9.81	29820
42					10.56	22170	10.11	25470	9.78	28770	9.54	32070
46					10.30	23680	9.86	27230	9.56	30770	9.32	34310
50					10.08	25200	9.66	28990	9.36	32770	9.14	36560

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT				R1-5-2		+B
	DIMENSIONS IN LINEAR FEET											
	30		40		50		60		70		80	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	16.90	15210	15.32	18380	14.36	21550	13.73	24720	13.28	27880	12.94	31050
34			14.64	19930	13.75	23380	13.15	26830	12.72	30280	12.40	33720
38			14.13	21480	13.27	25210	12.69	28940	12.28	32670	11.98	36400
42					12.88	27040	12.32	31060	11.93	35070	11.63	39080
46					12.55	28870	12.01	33170	11.64	37470	11.35	41760
50					12.28	30700	11.76	35280	11.39	39860	11.11	44440
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY FULL BASEMENT				R1-5-2.5		+B
30	18.41	16570	16.78	20130	15.80	23700	15.14	27250	14.68	30880	14.33	34390
34			16.08	21880	15.16	25780	14.54	29670	14.10	33560	13.77	37450
38			15.55	23640	14.66	27860	14.07	32080	13.65	36300	13.33	40520
42					14.26	29940	13.69	34490	13.28	39040	12.97	43580
46					13.92	32020	13.37	36900	12.97	41770	12.68	46650
50					13.64	34100	13.10	39310	12.72	44510	12.43	49710
	EXTERIOR	FACE BRICK ON WOOD				ONE STORY FULL BASEMENT				R1-5-1		+B
30	13.09	11780	11.72	14070	10.90	16350	10.35	18630	9.96	20910	9.66	23190
34			11.15	15180	10.38	17650	9.87	20130	9.50	22610	9.22	25090
38			10.71	16290	9.98	18960	9.49	21640	9.14	24320	8.88	27000
42					9.65	20270	9.19	23150	8.85	26030	8.60	28900
46					9.38	21580	8.93	24660	8.61	27730	8.37	30800
50					9.16	22890	8.72	26160	8.41	29440	8.18	32710
	EXTERIOR	FACE BRICK ON WOOD				1½ STORY FULL BASEMENT				R1-5-1.5		+B
30	14.96	13470	13.50	16200	12.62	18940	12.04	21670	11.62	24400	11.31	27130
34			12.87	17530	12.06	20510	11.51	23490	11.12	26470	10.82	29440
38			12.42	18870	11.63	22090	11.10	25320	10.73	28540	10.45	31760
42					11.27	23680	10.77	27140	10.41	30600	10.14	34070
46					10.98	25260	10.49	28960	10.15	32670	9.89	36380
50					10.74	26840	10.26	30790	9.93	34740	9.67	38690

	EXTERIOR	FACE BRICK ON WOOD				TWO STORY FULL BASEMENT				R1-5-2		+B
	DIMENSIONS IN LINEAR FEET											
	30		40		50		60		70		80	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	18.36	16520	16.59	19910	15.53	23300	14.82	26680	14.32	30070	13.94	33460
34			15.83	21540	14.83	25210	14.16	28880	13.68	32550	13.32	36220
38			15.25	23180	14.28	27130	13.63	31090	13.17	35040	12.82	38990
42					13.83	29050	13.21	33290	12.76	37520	12.43	41750
46					13.47	30970	12.86	35490	12.42	40000	12.10	44520
50					13.16	32890	12.56	37690	12.14	42490	11.82	47280
	EXTERIOR	FACE BRICK ON WOOD				2½ STORY FULL BASEMENT				R1-5-2.5		+3
30	20.23	18210	18.37	22050	17.26	25880	16.51	29720	15.98	33560	15.58	37400
34			17.57	23910	16.51	28070	15.80	32240	15.30	36400	14.92	40570
38			16.95	25770	15.93	30260	15.24	34760	14.76	39250	14.39	43750
42					15.46	32460	14.79	37280	14.32	42100	13.96	46920
46					15.06	34650	14.42	39800	13.96	44950	13.61	50090
50					14.74	35840	14.11	42320	13.65	47790	13.32	53270
	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE				ONE STORY FULL BASEMENT				R1-5-1		+B
30	12.62	11350	11.30	13550	10.50	15750	9.98	17960	9.60	20160	9.32	22370
34			10.74	14620	10.01	17030	9.53	19430	9.18	21840	8.91	24240
38			10.33	15700	9.64	18310	9.17	20910	8.84	23510	8.59	26120
42					9.33	19590	8.88	22390	8.57	25190	8.33	27990
46					9.07	20870	8.65	23870	8.34	26870	8.12	29860
50					8.86	22150	8.45	25340	8.15	28540	7.93	31740
	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE				1½ STORY FULL BASEMENT				R1-5-1.5		+B
30	14.22	12800	12.85	15420	12.03	18040	11.48	20660	11.09	23280	10.79	25900
34			12.28	16710	11.51	19570	11.00	22440	10.63	25300	10.36	28170
38			11.84	18000	11.11	21110	10.62	24230	10.27	27330	10.01	30440
42					10.78	32650	10.32	26000	9.98	29350	9.73	32700
46					10.51	24180	10.06	27780	9.74	31380	9.50	34970
50					10.29	25720	9.85	29560	9.54	33400	9.31	37240

	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE				TWO STORY FULL BASEMENT				R1-5-2		+B
	DIMENSIONS IN LINEAR FEET											
	30		40		50		60		70		80	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	17.36	15630	15.72	18870	14.74	22100	14.08	25340	13.61	28570	13.26	31820
34			15.02	20440	14.09	23960	13.47	27480	13.02	31000	12.69	34520
38			14.49	22020	13.59	25820	12.99	29620	12.57	33420	12.25	37230
42					13.18	27680	12.61	31770	12.19	35850	11.88	39930
46					12.84	29540	12.29	33910	11.89	38270	11.59	42640
50					12.56	31400	12.02	36050	11.63	40700	11.34	45340
	EXTERIOR	STUCCO ON CONCRETE BLOCK OR TILE				2½ STORY FULL BASEMENT			——	R1-5-2.5		+B
30	18.99	17090	17.28	20740	16.26	24390	15.58	28040	15.09	31700	14.73	35350
34			16.56	22520	15.59	26500	14.94	30490	14.48	34470	14.13	38450
38			16.00	24310	15.06	28620	14.44	32930	14.00	37240	13.67	41550
42					14.64	30740	14.04	35380	13.61	40010	13.29	44644
46					14.29	32860	13.70	37820	13.29	42780	12.97	47740
50					13.99	34970	13.42	40260	13.02	45560	12.71	50840
	EXTERIOR	FACE BRICK ON BRICK				ONE STORY FULL BASEMENT				R1-5-1		+B
30	13.95	12560	12.47	14970	11.59	17380	11.00	19790	10.57	22200	10.26	24610
34			11.85	16130	11.02	18740	10.47	21350	10.07	23960	9.77	26570
38			11.38	17290	10.58	20100	10.05	22910	9.67	25720	9.38	28520
42					10.22	21460	9.71	24470	9.34	27470	9.07	30480
46					9.92	22820	9.43	26030	9.08	29230	8.81	32430
50					9.67	24180	9.20	27590	8.85	30990	8.60	34390
	EXTERIOR	FACE BRICK ON BRICK				1½ STORY FULL BASEMENT				R1-5-1.5		+B
30	16.26	14630	14.63	17560	13.66	20490	13.01	23410	12.54	26340	12.19	29270
34			13.94	18970	13.02	22140	12.42	25310	11.97	28480	11.64	31650
38			13.41	20380	12.53	23800	11.94	27220	11.52	30630	11.20	34040
42					12.12	25460	11.56	29120	11.15	32760	10.84	36430
46					11.79	27120	11.24	31020	10.85	34920	10.55	38820
50					11.51	28780	10.97	32920	10.59	37070	10.30	41210

EXTERIOR	FACE BRICK ON BRICK					TWO STORY FULL BASEMENT					R1-5-2	+B
	DIMENSIONS IN LINEAR FEET											
	30		40		50		60		70		80	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	20.08	18070	18.10	21720	16.91	25370	16.12	29010	15.55	32660	15.13	36300
34			17.24	23460	16.11	27390	15.35	31310	14.61	35240	14.40	39170
38			16.58	25200	15.48	29410	14.74	33620	14.22	37830	13.83	42040
42					14.97	31430	14.26	35920	13.75	40420	13.36	44910
46					14.55	33460	13.85	38230	13.35	43000	12.98	47730
50					14.19	35480	13.51	40530	13.03	45590	12.66	50640
	EXTERIOR	FACE BRICK ON BRICK				$2\frac{1}{2}$ STORY FULL BASEMENT					R1-5-2.5	+B
30	22.38	20150	20.26	24310	18.98	28470	18.13	32630	17.52	36790	17.06	40950
34			19.33	26300	18.11	30790	17.29	35280	16.71	39770	16.27	44250
38			18.61	28290	17.42	33110	16.63	37930	16.07	42740	15.64	47560
42					16.87	35430	16.10	40570	15.55	45720	15.14	50860
46					16.41	37750	15.66	43220	15.12	48700	14.72	54170
50					16.03	40070	15.29	45870	14.76	51670	14.37	57470
	EXTERIOR	FACE BRICK ON CONCRETE BLOCK OR TILE				ONE STORY FULL BASEMENT					R1-5-1	+B
30	13.56	12200	12.13	14550	11.27	16910	10.70	19260	10.29	21610	9.98	23960
34			11.53	15690	10.73	18240	10.19	20790	9.81	23340	9.52	25890
38			11.07	16830	10.30	19580	9.79	22320	9.43	25070	9.15	27820
42					9.96	20910	9.47	23860	9.11	26800	8.85	29750
46					9.67	22250	9.20	25390	8.86	28540	8.61	31680
50					9.43	23590	8.98	26930	8.65	30270	8.40	33610
	EXTERIOR	FACE BRICK ON CONCRETE BLOCK OR TILE				$1\frac{1}{2}$ STORY FULL BASEMENT					R1-5-1.5	+B
30	15.66	14090	14.11	16930	13.18	19770	12.66	22610	12.12	25440	11.78	28280
34			13.45	18310	12.58	21390	12.00	24470	11.58	27550	11.86	30630
38			12.95	19690	12.11	23010	11.55	26340	11.15	29660	10.85	32990
42					11.73	24640	11.19	28210	10.81	31770	10.52	35340
46					11.42	26260	10.90	30070	10.52	33880	10.24	37700
50					11.15	27860	10.65	31940	10.28	36000	10.01	40050

EXTERIOR	FACE BRICK ON CONCRETE BLOCK OR TILE					TWO STORY FULL BASEMENT					R1-5-2	+B
	DIMENSIONS IN LINEAR FEET											
	30		40		50		60		70		80	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	19.29	17360	17.40	20890	16.27	24410	15.52	27940	14.98	31460	14.58	34990
34			16.59	22580	15.52	26380	14.80	30190	14.28	34000	13.90	37810
38			15.97	24270	14.93	28360	14.23	32450	13.74	36540	13.36	40630
42					14.44	30330	13.77	34710	13.29	39080	12.93	43450
46					14.05	32310	13.39	36970	12.92	41620	12.57	46270
50					13.71	34280	13.07	39220	12.62	44160	12.27	49090
	EXTERIOR	FACE BRICK ON CONCRETE BLOCK OR TILE				$2\frac{1}{2}$ STORY FULL BASEMENT					R1-5-2.5	+B
30	21.39	19250	19.39	23260	18.18	27280	17.38	31290	16.81	35300	16.38	39310
34			18.52	25190	17.37	29540	16.60	33870	16.06	38210	15.64	42550
58			17.85	27130	16.73	31800	15.99	36460	15.46	41130	15.07	45800
42					16.22	34060	15.50	39050	14.98	44050	14.60	49040
46					15.79	36320	15.09	41640	14.59	46960	14.21	52290
50					15.43	38580	14.74	44230	14.25	49880	13.88	55530

RESIDENTIAL GROUP

SINGLE FAMILY

CLASS 6

Basement: ten foot headroom; well finished; partitioned; water closet and washroom
Roofing: Best slate, tile or copper; copper flashings
Flooring: Sound proof; best parquet, mosaic, terrazzo, or marble
Attic: Hardwood floor; well finished throughout
Doors and Windows: Special detail stock and special hardware; heavy plate glass
Interior Wall Finish: Best paper; murals or other special treatment
Interior Trim: Special details; best quality
Built-in Features: Specially detailed service cabinets, dumb waiter, elevator, etc.
Heating: Steam or hot water, automatic controls, special installations; four or more fireplaces with outside chimneys
Plumbing: Tiled bathroom for each master-bedroom, extra washrooms; separate shower-baths; special fixtures
Lighting: Multiple control; extra outlets; special fixtures
Unit Cost: Per square foot of ground area

EXTERIOR FACE BRICK ON TILE — TWO STORY FULL BASEMENT — R1-6-2 +B

DIMENSIONS IN LINEAR FEET

	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	27.21	63510	25.24	70680	24.33	77850	23.62	85020	23.05	92190		
50	24.19	72580	23.07	80750	22.23	88930	21.58	97110	21.06	105290		
60	22.76	81940	21.70	91160	20.91	100370	20.29	109590	19.80	118800		
70			20.69	101400	19.94	111640	19.34	121870	18.87	132110	18.17	152590
80					19.20	122890	18.63	134160	18.18	145420	17.49	167940

EXTERIOR FACE BRICK ON TILE — TWO & ONE-HALF STORY FULL BASEMENT — R1-6-2.5 +B

	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	27.92	67020	26.62	74540	25.64	82060	24.88	89580	24.28	97100		
50	25.48	76430	24.27	84960	23.37	93490	22.67	102020	22.11	110550		
60	23.93	86150	22.79	95710	21.93	105280	21.27	114850	20.74	124410		
70			21.69	106300	20.87	116890	20.23	127480	19.72	138070	18.96	159256
80					20.08	128500	19.46	140120	18.97	151730	18.22	174950

EXTERIOR FACE BRICK ON TILE — THREE STORY FULL BASEMENT — R1-6-3 +B

DIMENSIONS IN LINEAR FEET

	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	29.39	70530	28.00	78400	26.96	86270	26.15	94140	25.50	102010		
50	26.76	80290	25.48	89170	24.51	98050	23.76	106930	23.16	115810		
60	25.10	90360	23.87	100270	22.96	110190	22.24	120110	21.67	130020		
70			22.70	111210	21.81	122150	21.13	133090	20.58	144030	19.75	165910
80					20.96	134110	20.29	146080	19.75	158040	18.95	181960

EXTERIOR FACE BRICK ON BRICK — TWO STORY FULL BASEMENT — R1-6-2 +B

	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	27.84	66820	26.54	74320	25.57	81820	24.81	89320	24.21	96820		
50	25.40	76210	24.21	84720	23.31	93230	22.61	101740	22.05	110250		
60	23.86	85910	22.73	95450	21.88	105000	21.21	114550	20.68	124090		
70			21.64	106030	20.82	116600	20.18	127160	19.68	137730	18.91	158870
80					20.02	128190	19.41	139780	18.92	151370	18.18	174550

EXTERIOR FACE BRICK ON BRICK — 2½ STORY FULL BASEMENT — R1-6-2.5 +B

	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	29.58	70990	28.18	78900	27.13	86620	26.32	94740	25.67	102660		
50	26.93	80800	25.63	89720	24.66	98650	23.91	107570	23.30	116490		
60	25.25	90910	24.02	100870	23.09	110840	22.37	120800	21.79	130760		
70			22.83	111860	21.94	122845	21.24	133830	20.69	144820	19.86	166790
80					21.07	134850	20.40	146860	19.86	158870	19.05	182890

EXTERIOR FACE BRICK ON BRICK — THREE STORY FULL BASEMENT — R1-6-3 +B

	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	31.32	75160	29.77	83490	28.69	91820	27.82	100150	27.12	108480		
50	28.42	85380	27.06	94720	26.02	104060	25.20	113410	24.55	122760		
60	26.64	95910	25.31	106290	24.31	116670	23.53	127050	22.90	137430		
70			24.02	117690	23.05	129100	22.30	140500	21.70	151900	20.80	174710
80					22.11	141520	21.38	153950	20.79	166370	19.92	191220

	EXTERIOR	LIMESTONE ON BRICK				TWO STORY FULL BASEMENT					R1-6-2	+B
	DIMENSIONS IN LINEAR FEET											
	60		70		80		90		100		120	
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	31.01	74430	29.55	82690	28.42	90950	27.56	99210	26.87	107470		
50	28.19	84580	26.81	93850	25.78	103120	24.98	112390	24.33	121660		
60	26.40	95040	25.08	105340	24.09	115650	23.33	125960	22.71	136270		
70			23.81	116680	22.86	128010	22.12	139330	21.52	150660	20.63	173320
80					21.93	140360	21.21	152710	20.63	165060	19.77	189770
	EXTERIOR	LIMESTONE ON BRICK				2½ STORY FULL BASEMENT					R1-6-2.5	+B
40	33.38	80120	31.77	88950	30.55	97780	29.61	106610	28.86	115440		
50	30.28	90840	28.76	100680	27.63	110510	26.74	120350	26.04	130190		
60	28.30	101870	26.84	112740	25.75	123620	24.91	134490	24.23	145370		
70			25.44	124640	24.38	136540	23.56	148440	22.91	160340	21.92	184130
80					23.35	149460	22.55	162380	21.91	175300	20.95	201140
	EXTERIOR	LIMESTONE ON BRICK				THREE STORY FULL BASEMENT					R1-6-3	+B
40	35.75	85810	34.00	95200	32.69	104600	31.67	114000	30.85	123400		
50	32.37	97100	30.72	107500	29.48	117910	28.52	128320	27.75	138730		
60	30.19	108690	28.60	120140	27.41	131580	26.49	143030	25.75	154470		
70			27.06	132600	25.91	145070	25.01	157540	24.29	170010	23.21	194940
80					24.78	158560	23.90	172050	23.19	185540	22.14	212520

Residential Group

Two Family

Class 1

Basement: If any, six foot headroom; dirt floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Common matched boards on light joists
Attic Finish: None
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Very cheap paper, if any
Interior Trim: None
Built-in Features: Open shelving
Heating, per Family: Stoves
Plumbing, per Family: One bathroom; one sink; old style fixtures
Lighting: Minimum quantity; cheap fixtures
Unit Cost: Per square foot of ground area

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY NO BASEMENT				R2-1-2	-B
	DIMENSIONS IN LINEAR FEET										
	30		35		40		45		50		
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	5.33	3200	5.02	3520	4.80	3840	4.63	4170	4.49	4490		
22	5.08	3360	4.80	3700	4.58	4030	4.42	4370	4.28	4710		
24	4.88	3520	4.61	3870	4.40	4220	4.24	4580	4.11	4930		
26	4.71	3670	4.45	4050	4.25	4410	4.08	4780	3.98	5150		
28	4.57	3820	4.30	4210	4.10	4600	3.95	4990	3.84	5380		
30	4.40	3960	4.16	4370	3.99	4790	3.85	5200	3.74	5610		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT				R2-1-2	+B
20	6.41	3840	6.06	4240	5.60	4640	5.60	5040	5.44	5440		
22	6.12	4040	5.78	4450	5.53	4870	5.34	5290	5.19	5700		
24	5.88	4240	5.56	4670	5.31	5100	5.13	5540	4.98	5970		
26	5.68	4430	5.36	4880	5.13	5330	4.94	5780	4.79	6230		
28	5.48	4610	5.18	5080	4.96	5560	4.79	6030	4.65	6500		
30	5.31	4780	5.03	5280	4.82	5780	4.65	6260	4.52	6780		

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY NO BASEMENT			R2-1-2.5	-B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	5.72	3430	5.42	3790	5.18	4140	5.00	4500	4.86	4860		
22	5.47	3610	5.17	3980	4.94	4350	4.77	4720	4.63	5090		
24	5.25	3780	4.97	4170	4.75	4560	4.57	4940	4.44	5330		
26	5.07	3950	4.79	4360	4.58	4770	4.42	5170	4.29	5570		
28	4.91	4120	4.64	4550	4.44	4980	4.28	5400	4.16	5820		
30	4.77	4290	4.52	4740	4.32	5190	4.17	5630	4.06	6080		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY FULL BASEMENT			R2-1-2.5	+B		
20	6.80	4070	6.44	4510	6.17	4940	5.97	5370	5.81	5810		
22	6.50	4290	6.16	4740	5.91	5190	5.70	5640	5.53	6090		
24	6.25	4500	5.92	4970	5.67	5440	5.47	5900	5.30	6360		
26	6.04	4710	5.71	5200	5.48	5690	5.27	6170	5.12	6650		
28	5.85	4910	5.54	5430	5.30	5940	5.11	6440	4.96	6940		
30	5.68	5110	5.38	5650	5.16	6180	4.97	6710	4.82	7240		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				TWO STORY NO BASEMENT			R2-1-2	-B		
20	6.89	4130	6.49	4550	6.21	4970	5.98	5380	5.80	5600		
22	6.56	4330	6.18	4760	5.90	5190	5.68	5620	5.50	6050		
24	6.29	4530	5.93	4980	5.65	5420	5.44	5870	5.27	6310		
26	6.05	4720	5.70	5190	5.44	5650	5.22	6110	5.05	6570		
28	5.85	4910	5.50	5390	5.24	5870	5.04	6350	4.88	6840		
30	5.65	5080	5.32	5590	5.08	6100	4.89	6600	4.74	7110		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				TWO STORY FULL BASEMENT			R2-1-2	+B		
20	7.38	4430	6.98	4890	6.68	5340	6.44	5800	6.26	6260		
22	7.04	4650	6.65	5120	6.36	5600	6.13	6070	5.95	6550		
24	6.76	4870	6.38	5360	6.10	5850	5.88	6350	5.70	6840		
26	6.51	5070	6.14	5590	5.87	6100	5.66	6620	5.49	7130		
28	6.28	5280	5.94	5820	5.67	6350	5.47	6890	5.30	7430		
30	6.09	5480	5.76	6050	5.50	6610	5.31	7160	5.15	7720		

	EXTERIOR	STUCCO ON CONC.BLK.OR TILE PLAIN CONCRETE BLOCK				2½ STORY NO BASEMENT			R2-1-2.5	-B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	7.50	4500	7.10	4970	6.80	5440	6.55	5890	6.34	6340		
22	7.17	4730	6.77	5210	6.47	5690	6.22	6160	6.03	6630		
24	6.87	4950	6.49	5450	6.18	5940	5.95	6430	5.77	6920		
26	6.63	5170	6.24	5680	5.96	6190	5.73	6700	5.56	7210		
28	6.42	5390	6.04	5910	5.75	6440	5.53	6970	5.36	7500		
30	6.22	5600	5.85	6140	5.58	6690	5.37	7240	5.19	7790		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				2½ STORY FULL BASEMENT			R2-1-2.5	+B		
20	8.01	4810	7.59	5310	7.26	5810	7.01	6310	6.81	6810		
22	7.66	5050	7.22	5560	6.91	6080	6.66	6600	5.47	7120		
24	7.33	5280	6.93	5820	6.62	6360	6.39	6900	6.20	7440		
26	7.07	5510	6.68	6080	6.38	6640	6.16	7200	5.97	7760		
28	6.83	5740	6.46	6330	6.18	6920	5.95	7500	5.78	8090		
30	6.64	5970	6.27	6590	6.00	7200	5.79	7810	5.62	8420		
	EXTERIOR	SOLID COMMON BRICK				TWO STORY NO BASEMENT			R2-1-2	-B		
20	7.60	4560	7.19	5030	6.84	5460	6.59	5930	6.39	6390		
22	7.24	4780	6.83	5260	6.51	5730	6.26	6200	6.06	6670		
24	6.93	4990	6.52	5480	6.22	5970	5.98	6460	5.79	6950		
26	6.65	5190	6.26	5700	5.97	6210	5.74	6720	5.56	7230		
28	6.42	5390	6.04	5920	5.76	6450	5.54	6980	5.36	7510		
30	6.21	5590	5.85	6140	5.58	6690	5.36	7240	5.19	7790		
	EXTERIOR	SOLID COMMON BRICK				TWO STORY FULL BASEMENT			R2-1-2	+B		
20	8.10	4860	7.66	5360	7.32	5850	7.05	6350	6.85	6850		
22	7.72	5100	7.28	5610	6.96	6120	6.72	6650	6.52	7170		
24	7.41	5330	6.98	5860	6.66	6390	6.43	6940	6.23	7480		
26	7.11	5550	6.71	6100	6.40	6660	6.17	7230	6.00	7790		
28	6.85	5760	6.48	6350	6.18	6930	6.97	7520	5.79	8100		
30	6.65	5990	6.28	6600	6.00	7200	5.78	7800	5.60	8400		

EXTERIOR SOLID COMMON BRICK		2½ STORY NO BASEMENT							R2-1-2.5 -B			
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	8.37	5020	7.92	5540	7.57	6060	7.42	6580	7.10	7100		
22	7.97	5260	7.53	5800	7.18	6330	6.93	6860	6.73	7400		
24	7.64	5500	7.21	6050	6.88	6600	6.62	7150	6.42	7700		
26	7.35	5730	6.93	6300	6.60	6870	6.36	7440	6.17	8010		
28	7.11	5970	6.69	6550	6.37	7140	6.13	7730	5.95	8320		
30	6.89	6200	6.47	6800	6.18	7410	5.94	8020	5.75	8630		
	EXTERIOR SOLID COMMON BRICK		2½ STORY FULL BASEMENT						R2-1-2.5 +B			
20	8.86	5320	8.38	5870	8.03	6420	7.75	6970	7.52	7520		
22	8.45	5580	7.98	6150	7.63	6710	7.35	7280	7.13	7840		
24	8.11	5840	7.65	6430	7.30	7010	7.03	7590	6.82	8170		
26	7.82	6100	7.37	6710	7.03	7310	6.77	7910	6.56	8510		
28	7.57	6360	7.14	6990	6.80	7610	6.53	8230	6.32	8850		
30	7.36	6630	6.92	7270	6.60	7910	6.33	8550	6.12	9190		

RESIDENTIAL GROUP

TWO FAMILY

CLASS 2

Basement: If any, six foot headroom; concrete floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Hard pine flooring on light sub-floor
Attic: Rough board floor; bare walls
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Cheap paper, on two-coat plaster
Interior Trim: Small amount of cheap stock trim
Built-in Features: Small kitchen cabinet
Heating, per Family: Hot-air furnace or Arcola type plant
Plumbing, per Family: One bathroom; one sink; cheap fixtures
Lighting: Small amount; cheap fixtures
Unit Cost: Per square foot of ground area

EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY NO BASEMENT				R2-2-2 -B			
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	6.06	3630	5.73	4010	5.49	4390	5.29	4760	5.14	5140		
22	5.79	3820	5.48	4220	5.24	4610	5.06	5010	4.91	5400		
24	5.56	4000	5.26	4420	5.03	4830	4.83	5260	4.71	5660		
26	5.36	4180	5.08	4620	4.86	5050	4.70	5500	4.55	5920		
28	5.18	4350	4.91	4810	4.70	5270	4.56	5740	4.41	6180		
30	5.08	4520	4.76	5000	4.57	5480	4.42	5970	4.30	6450		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT			R2-2-2 +B			
20	8.00	4800	7.64	5350	7.36	5890	7.13	6420	6.96	6960		
22	7.69	5080	7.34	5650	7.07	6220	6.86	6790	6.70	7360		
24	7.43	5350	7.08	5950	6.82	6550	6.62	7150	6.46	7750		
26	7.19	5610	6.86	6240	6.61	6880	6.42	7510	6.27	8150		
28	6.99	5870	6.67	6540	6.45	7210	6.26	7870	6.10	8540		
30	6.80	6120	6.51	6830	6.29	7540	6.10	8240	5.97	8940		

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY NO BASEMENT				R2-2-2.5 -B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	6.44	3860	6.11	4260	5.86	4690	5.67	5100	5.51	5510		
22	6.16	4060	5.82	4480	5.56	4900	5.38	5320	5.22	5740		
24	5.92	4260	5.57	4680	5.32	5110	5.12	5540	4.97	5970		
26	5.71	4460	5.36	4890	5.11	5320	4.92	5760	4.77	6200		
28	5.53	4650	5.19	5090	4.94	5530	4.74	5980	4.59	6430		
30	5.39	4850	5.05	5300	4.78	5140	4.59	6200	4.44	6660		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY FULL BASEMENT				R2-2-2.5 +B		
20	8.43	5060	7.52	5640	7.78	6220	7.53	6790	7.37	7370		
22	8.10	5350	7.74	5960	7.47	6570	7.26	7180	7.08	7790		
24	7.84	5640	7.47	6280	7.22	6930	7.02	7570	6.85	8210		
26	7.60	5930	7.25	6600	7.00	7280	6.80	7950	6.64	8630		
28	7.41	6220	7.06	6920	6.81	7630	6.62	8340	6.46	9040		
30	7.22	6500	6.90	7240	6.65	7980	6.47	8720	6.31	9460		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				TWO STORY NO BASEMENT				R2-2-2 -B		
20	7.42	4450	7.02	4910	6.72	5370	6.48	5830	6.29	6290		
22	7.07	4670	6.69	5150	6.39	5630	6.16	6100	5.98	6580		
24	6.79	4890	6.41	5390	6.13	5880	5.90	6380	5.73	6870		
26	6.53	5090	6.18	5620	5.89	6130	5.66	6650	5.51	7170		
28	6.30	5300	5.96	5840	5.70	6380	5.49	6920	5.33	7460		
30	6.11	5500	5.79	6060	5.52	6630	5.33	7200	5.17	7760		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				TWO STORY FULL BASEMENT				R2-2-2 +B		
20	8.81	5290	8.40	5880	8.09	6470	7.84	7050	7.64	7640		
22	8.46	5580	8.05	6200	7.75	6820	7.51	7440	7.32	8060		
24	8.15	5870	7.77	6520	7.47	7170	7.25	7820	7.06	8470		
26	7.89	6150	7.50	6630	7.23	7520	7.01	8200	6.83	8880		
28	7.66	6430	7.29	7150	7.03	7870	6.82	8580	6.65	9300		
30	7.46	6710	7.11	7460	6.85	8210	6.64	8960	6.48	9720		

	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				2½ STORY NO BASEMENT				R2-2-2.5 -B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	8.07	4840	7.63	5340	7.30	5840	7.05	6340	6.84	6840		
22	7.70	5080	7.28	5600	6.96	6120	6.71	6640	6.51	7160		
24	7.39	5320	6.98	5860	6.67	6400	6.43	6940	6.23	7480		
26	7.12	5550	6.73	6120	6.41	6680	6.19	7240	6.02	7810		
28	6.88	5780	6.50	6370	6.22	6960	5.99	7550	5.81	8140		
30	6.69	6020	6.31	6630	6.03	7240	5.81	7850	5.65	8470		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				2½ STORY FULL BASEMENT				R2-2-2.5 +B		
20	9.48	5690	9.05	6320	8.70	6960	8.43	7590	8.23	8230		
22	9.07	5990	8.65	6660	8.33	7330	8.07	7990	7.88	8660		
24	8.75	6300	8.33	7000	8.01	7700	7.77	8390	7.57	9090		
26	8.48	6610	8.06	7330	7.75	8060	7.51	8780	7.32	9510		
28	8.26	6930	7.83	7670	7.52	8420	7.28	9180	7.10	9930		
30	8.06	7250	7.65	8020	7.33	8790	7.10	9570	6.90	10350		
	EXTERIOR	SOLID COMMON BRICK				TWO STORY NO BASEMENT				R2-2-2 -B		
20	8.23	4940	7.78	5450	7.44	5960	7.18	6460	6.97	6970		
22	7.84	5180	7.41	5700	7.08	6230	6.82	6750	6.62	7280		
24	7.52	5410	7.08	5950	6.77	6500	6.52	7050	6.32	7590		
26	7.23	5640	6.82	6200	6.51	6770	6.27	7340	6.08	7910		
28	6.97	5960	6.58	8450	6.29	7040	6.06	7630	5.87	8220		
30	6.68	6080	6.36	6690	6.09	7310	5.87	7920	5.69	8540		
	EXTERIOR	SOLID COMMON BRICK				TWO STORY FULL BASEMENT				R2-2-2 +B		
20	9.63	5780	9.17	6420	8.82	7060	8.53	7690	8.32	8320		
22	9.23	6090	8.78	6760	8.45	7430	8.17	8090	7.96	8760		
24	8.88	6390	8.44	7090	8.12	7790	7.86	8490	7.66	9190		
26	8.59	6700	8.17	7430	7.84	8160	7.60	8890	7.40	9620		
28	8.32	6990	7.92	7760	7.62	8530	7.38	9290	7.17	10050		
30	8.10	7290	7.71	8090	7.41	8890	7.18	9690	6.99	10490		

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R2-2-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	9.04	5420	8.54	5980	8.18	6550	7.90	7120	7.68	7680		
22	8.61	5680	8.13	6260	7.70	6850	7.52	7450	7.30	8030		
24	8.27	5950	7.80	6550	7.45	7160	7.19	7770	6.98	8380		
26	7.97	6210	7.51	6830	7.18	7460	6.92	8090	6.71	8720		
28	7.70	6470	7.26	7110	6.93	7760	6.67	8410	6.47	9060		
30	7.48	6730	7.04	7390	6.72	8060	6.47	8730	6.27	9400		
	EXTERIOR	SOLID COMMON BRICK					2½ STORY FULL BASEMENT				R2-2-2.5	+B
20	10.43	6260	9.95	6960	9.59	7670	9.31	8370	9.07	9070		
22	9.98	6590	9.51	7320	9.16	8060	8.87	8790	8.67	9520		
24	9.63	6930	9.16	7690	8.80	8450	8.52	9210	8.31	9970		
26	9.32	7270	8.85	8050	8.50	8840	8.23	9630	8.02	10420		
28	9.07	7610	8.60	8420	8.23	9230	7.98	10050	7.77	10870		
30	8.86	7960	8.37	8790	8.03	9630	7.76	10470	7.55	11310		
	EXTERIOR	COMMON BRICK ON WOOD					TWO STORY NO BASEMENT				R2-2-2	-B
20	7.31	4390	6.91	4840	6.62	5290	6.38	5740	6.19	6190		
22	6.97	4600	6.59	5070	6.30	5540	6.07	6010	5.89	6480		
24	6.69	4810	6.31	5300	6.04	5790	5.82	6280	5.64	6770		
26	6.43	5020	6.07	5530	5.81	6040	5.60	6550	5.43	7070		
28	6.21	5220	5.87	5750	5.61	6290	5.42	6820	5.26	7360		
30	6.02	5420	5.69	5980	5.45	6540	5.25	7090	5.10	7650		
	EXTERIOR	COMMON BRICK ON WOOD					TWO STORY FULL BASEMENT				R2-2-2	+B
20	9.01	5410	8.58	6010	8.27	6610	8.01	7210	7.81	7810		
22	8.65	5710	8.23	6340	7.92	6970	7.68	7600	7.48	8230		
24	8.33	6000	7.93	6660	7.65	7320	7.38	7980	7.21	8650		
26	8.07	6290	7.67	6980	7.38	7680	7.17	8370	6.98	9070		
28	7.83	6570	7.44	7300	7.17	8030	6.96	8760	6.78	9490		
30	7.61	6850	7.27	7620	7.00	8390	6.78	9150	6.62	9920		

EXTERIOR COMMON BRICK ON WOOD 2½ STORY NO BASEMENT R2-2-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
20	7.97	4780	7.55	5280	7.23	5780	6.97	6280	6.78	6780		
22	7.59	5010	7.19	5530	6.88	6050	6.63	6570	6.43	7090		
24	7.28	5240	6.89	5780	6.59	6320	6.35	6860	6.17	7400		
26	7.01	5470	6.63	6030	6.33	6590	6.11	7150	5.93	7710		
28	6.79	5700	6.41	6280	6.12	6860	5.91	7440	5.73	8020		
30	6.59	5930	6.22	6530	5.94	7130	5.73	7730	5.56	8330		
	EXTERIOR	COMMON BRICK ON WOOD					2½ STORY FULL BASEMENT				R2-2-2.5	+B
20	9.70	5820	9.24	6480	8.92	7140	8.66	7800	8.47	8470		
22	9.30	6140	8.86	6820	8.52	7500	8.28	8190	8.07	8880		
24	8.96	6450	8.52	7160	8.20	7870	7.94	8580	7.74	9290		
26	8.66	6760	8.25	7500	7.92	8230	7.68	8970	7.48	9710		
28	8.42	7070	8.00	7840	7.68	8600	7.43	9360	7.24	10130		
30	8.20	7380	7.78	8170	7.48	8970	7.23	9760	7.03	10550		

RESIDENTIAL GROUP

TWO FAMILY

CLASS 3

Basement: If any, seven foot headroom; concrete floor; bare walls
Roofing: Good wood or composition shingle
Flooring: Plain hardwood on light sub-floor
Attic: Matched board floor; bare walls
Doors and Windows: Medium grade stock and hardware
Interior Wall Finish: Medium grade paper on two-coat plaster
Interior Trim: Plain hardwood, medium finish
Built-in Features: Kitchen cabinet; linen closets
Heating, per Family: Hot air furnace or Arcola type plant. One blind fireplace
Plumbing, per Family: One bathroom; one sink; hot water supply; laundry tubs; medium grade fixtures
Lighting: Few extra outlets; medium grade fixtures
Unit Cost: Per square foot of ground area

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY NO BASEMENT				R2-3-2	-B	
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
22	8.45	5580	7.96	6130	7.59	6680	7.30	7230	7.08	7790		
24	8.11	5840	7.63	6420	7.29	7000	7.02	7560	6.80	8160		
26	7.82	6100	7.37	6710	7.03	7320	6.78	7930	6.56	8530		
28	7.58	6370	7.14	7000	6.81	7630	6.56	8270	6.36	8900		
30	7.37	6630	6.94	7290	6.63	7950	6.39	8610	6.18	9270		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT				R2-3-2	+B	
22	12.00	7900	11.30	8690	10.78	9480	10.39	10280	10.07	11070		
24	11.52	8290	10.87	9120	10.38	9960	10.00	10800	9.70	11630		
26	11.12	8680	10.51	9560	10.03	10440	9.68	11320	9.38	12190		
28	10.79	9070	10.18	9990	9.74	10910	9.39	11830	9.11	12750		
30	10.52	9460	9.93	10420	9.47	11390	9.15	12350	8.88	13310		

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY NO BASEMENT				R2-3-2.5	-B	
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
22	9.19	6060	8.68	6680	8.30	7300	8.01	7920	7.77	8550		
24	8.84	6360	8.35	7010	7.98	7660	7.78	8410	7.48	8970		
26	8.53	6650	8.07	7340	7.71	8020	7.52	8800	7.24	9400		
28	8.28	6950	7.83	7670	7.48	8380	7.29	9190	7.02	9820		
30	8.05	7250	7.62	8000	7.28	8740	7.03	9490	6.83	10240		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				2½ STORY FULL BASEMENT				R2-3-2.5	+B	
22	12.71	8400	12.03	9260	11.51	10120	11.07	10980	10.77	11850		
24	12.25	8830	11.60	9740	11.09	10640	10.70	11550	10.38	12470		
26	11.87	9260	11.22	10210	10.73	11160	10.36	12120	10.06	13080		
28	11.52	9680	10.91	10690	10.43	11690	10.07	12700	9.79	13700		
30	11.23	10100	10.63	11160	10.20	12210	9.84	13270	9.55	14320		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				TWO STORY NO BASEMENT				R2-3-2	-B	
22	9.73	6420	9.16	7050	8.73	7690	8.41	8330	8.16	8970		
24	9.33	6720	8.78	7380	8.38	8040	8.06	8700	7.81	9370		
26	9.01	7020	8.47	7700	8.06	8390	7.77	9080	7.52	9770		
28	8.71	7310	8.19	8030	7.81	8740	7.51	9460	7.26	10170		
30	8.43	7600	7.94	8340	7.57	9080	7.28	9820	7.04	10570		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				TWO STORY FULL BASEMENT				R2-3-2	+B	
22	12.70	8380	11.95	9200	11.41	10030	11.00	10870	10.68	11720		
24	12.19	8780	11.50	9660	10.97	10530	10.57	11410	10.25	12300		
26	11.78	9180	11.10	10190	10.60	11030	10.21	11950	9.91	12880		
28	11.41	9580	10.77	10550	10.28	11520	9.90	12480	9.61	13450		
30	11.09	9980	10.47	10990	10.00	12010	9.64	13020	9.37	14030		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY NO BASEMENT R2-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
22	10.64	7020	10.05	7730	9.60	8450	9.27	9170	8.98	9880		
24	10.22	7360	9.63	8100	9.22	8850	8.90	9600	8.63	10340		
26	9.86	7700	9.32	8470	8.88	9250	8.58	10030	8.30	10800		
28	9.56	8030	9.03	8840	8.62	9650	8.30	10460	8.05	11260		
30	9.29	8360	8.76	9200	8.37	10040	8.06	10880	7.83	11720		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY FULL BASEMENT R2-3-2.5 +B

22	13.63	9000	12.85	9900	12.30	10800	11.80	11700	11.47	12600		
24	13.12	9440	12.39	10400	11.80	11350	11.41	12310	11.05	13270		
26	12.65	9880	11.96	10900	11.46	11910	11.04	12920	10.73	13940		
28	12.28	10320	11.64	11400	11.13	12470	10.75	13540	10.45	14620		
30	11.96	10770	11.34	11910	10.88	13040	10.49	14170	10.20	15300		

EXTERIOR SOLID COMMON BRICK TWO STORY NO BASEMENT R2-3-2 -B

22	10.47	6920	9.88	7600	9.41	8270	9.05	8950	8.76	9640		
24	10.04	7230	9.44	7930	9.00	8640	8.65	9350	8.39	10060		
26	9.66	7540	9.09	8270	8.67	9010	8.33	9740	8.06	10480		
28	9.35	7860	8.80	8620	8.38	9380	8.06	10140	7.79	10910		
30	9.08	8170	8.53	8960	8.13	9750	7.81	10540	7.55	11330		

EXTERIOR SOLID COMMON BRICK TWO STORY FULL BASEMENT R2-3-2 +B

22	13.43	8860	12.65	9740	12.06	10620	11.62	11500	11.27	12380		
24	12.89	9280	12.13	10200	11.60	11130	11.17	12060	10.82	12980		
26	12.43	9700	11.72	10670	11.21	11640	10.80	12610	10.45	13580		
28	12.06	10130	11.38	11140	10.86	12150	10.45	13160	10.13	14180		
30	11.73	10550	11.05	11600	10.56	12660	10.15	13720	9.86	14780		

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R2-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
22	11.52	7610	10.87	8370	10.39	9140	10.01	9910	9.72	10690		
24	11.06	7970	10.42	8760	9.95	9560	9.59	10360	9.32	11170		
26	10.66	8320	10.05	9150	9.60	9990	9.25	10820	8.97	11660		
28	10.32	8680	9.74	9540	9.30	10410	8.95	11280	8.68	12140		
30	10.05	9030	9.46	9930	9.02	10830	8.69	11730	8.43	12630		

EXTERIOR SOLID COMMON BRICK 2½ STORY FULL BASEMENT R2-3-2.5 +B

22	14.53	9590	13.72	10570	13.13	11560	12.64	12530	12.28	13500		
24	13.96	10060	13.21	11090	12.62	12120	12.16	13140	11.80	14160		
26	13.50	10530	12.74	11600	12.20	12680	11.76	13750	11.40	14830		
28	13.10	11000	12.37	12120	11.83	13240	11.40	14370	11.07	15500		
30	12.74	11470	12.05	12640	11.52	13810	11.10	14980	10.77	16160		

EXTERIOR COMMON BRICK ON WOOD TWO STORY NO BASEMENT R2-3-2 -B

22	9.55	6300	9.01	6930	8.60	7560	8.27	8190	8.02	8820		
24	9.17	6600	8.63	7250	8.24	7910	7.94	8570	7.68	9220		
26	8.85	6900	8.33	7580	7.94	8260	7.65	8940	7.40	9620		
28	8.57	7200	8.06	7900	7.68	8610	7.38	9310	7.15	10020		
30	8.33	7500	7.83	8230	7.46	8960	7.18	9690	6.95	10420		

EXTERIOR COMMON BRICK ON WOOD TWO STORY FULL BASEMENT R2-3-2 +B

22	12.92	8520	12.15	9360	11.61	10200	11.17	11050	10.83	11900		
24	12.38	8920	11.67	9810	11.14	10700	10.73	11590	10.40	12480		
26	11.95	9320	11.28	10260	10.78	11200	10.38	12130	10.04	13060		
28	11.59	9730	10.94	10710	10.44	11690	10.05	12670	9.75	13650		
30	11.25	10130	10.63	11150	10.15	12180	9.79	13210	9.50	14240		

EXTERIOR BRICK ON WOOD — 2½ STORY NO BASEMENT — R2-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
22	10.45	6910	9.90	7620	9.48	8330	9.13	9040	8.87	9750		
24	10.06	7250	9.51	7990	9.10	8730	8.77	9470	8.52	10210		
26	9.73	7590	9.18	8360	8.79	9130	8.47	9900	8.21	10670		
28	9.44	7930	8.91	8730	8.52	9530	8.21	10330	7.95	11130		
30	9.19	8270	8.67	9100	8.28	9930	7.97	10760	7.72	11590		

EXTERIOR BRICK ON WOOD — 2½ STORY FULL BASEMENT — R2-3-2.5 +3

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
22	13.90	9170	13.13	10100	12.53	11030	12.08	11970	11.74	12910		
24	13.37	9620	12.62	10600	12.06	11580	11.63	12560	11.30	13550		
26	12.91	10060	12.20	11100	11.66	12130	11.24	13160	10.93	14200		
28	12.51	10510	11.84	11600	11.32	12680	10.92	13760	10.62	14850		
30	12.17	10960	11.51	12090	11.02	13220	10.64	14360	10.33	15500		

RESIDENTIAL GROUP

TWO FAMILY

CLASS 4

Basement: seven foot headroom; one-half plastered; good concrete floor; water closet
Roofing: Best wood or asbestos shingle or slate
Flooring: Good hardwood or linoleum on sub-floor
Attic: M and D floor; one-half sealed and partitioned
Doors and Windows: Heavy stock; good hardware; extra clear common glass
Interior Wall Finish: Good paper on three-coat plaster
Interior Trim: Good hardwood; well finished
Built-in Features: Kitchen cabinet; linen closets; bookcases
Heating, per Family: Steam or hot water or hot air; automatic control; one inside chimney fireplace
Plumbing, per Family: Two bathrooms, tiled; washroom on first floor; water closet in basement; laundry tubs; hot water supply; good fixtures
Lighting: Well equipped with extra outlets and switches; good fixtures
Unit Cost: Per square foot of ground area

EXTERIOR WOOD SIDING OR STUCCO ON WOOD — TWO STORY FULL BASEMENT — R2-4-2 +B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
24	15.28	14670	14.66	15820	14.15	16980	13.74	18140	13.39	19290		
26	14.74	15320	14.13	16530	13.65	17740	13.26	18950	12.92	20160		
28	14.26	15970	13.67	17230	13.21	18500	12.83	19760	12.52	21030		
30	13.87	16620	13.30	17940	12.84	19260	12.48	20580	12.17	21900		
32	13.48	17260	12.95	18640	12.51	20020	12.17	21400	11.86	22780		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD — 2½ STORY FULL BASEMENT — R2-4-2.5 +B

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
24	16.10	15450	15.44	16680	14.92	17920	14.50	19160	14.16	20400		
26	15.61	16150	14990	17440	14.41	18740	14.02	20040	13.67	21330		
28	15.03	16840	14.44	18200	13.96	19560	13.58	20920	13.25	22270		
30	14.61	17530	14.03	18960	13.58	20380	13.20	21800	12.89	23210		
32	14.24	18230	13.68	19710	13.25	21200	12.88	22680	12.57	24150		

EXTERIOR STUCCO ON CONC.BLK.OR TILE   TWO STORY FULL BASEMENT   R2-4-2 +B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
24	15.77	15140	15.12	16330	14.60	17520	14.20	18710	13.82	19900		
26	15.17	15790	14.60	17040	14.10	18300	13.67	19540	13.32	20780		
28	14.70	16460	14.10	17760	13.62	19070	13.22	20370	12.90	21670		
30	14.27	17120	13.70	18480	13.24	19850	12.85	21200	12.54	22560		
32	13.89	17780	13.33	19200	12.89	20620	12.52	22030	12.21	23450		

EXTERIOR STUCCO ON CONC.BLK.OR TILE   2½ STORY FULL BASEMENT   R2-4-2.5 +B

24	16.71	16040	16.03	17320	15.48	18600	15.06	19880	14.68	21160		
26	16.10	16750	15.46	18090	14.93	19430	14.52	20770	14.16	22110		
28	15.58	17460	14.96	18860	14.47	20270	14.07	21670	13.73	23070		
30	15.14	18170	14.54	19640	14.07	21110	13.66	22570	13.35	24030		
32	14.75	18880	14.17	20420	13.71	21940	13.33	23470	13.02	25000		

EXTERIOR FACE BRICK ON WOOD   TWO STORY FULL BASEMENT   R2-4-2 +B

24	16.74	16070	16.0	17330	15.50	18600	15.06	19860	14.67	21120		
26	16.11	16760	15.44	18080	14.92	19400	14.51	20720	14.13	22030		
28	15.58	17450	14.96	18830	14.43	20200	14.00	21580	13.66	22950		
30	15.12	18140	14.50	19580	14.00	21000	13.62	22440	13.26	23870		
32	14.71	18830	14.12	20320	13.63	21810	13.25	23300	12.91	24790		

EXTERIOR FACE BRICK ON WOOD   2½ STORY FULL BASEMENT   R2-4-2.5 +B

24	17.92	17200	17.19	18570	16.63	19950	16.15	21320	15.76	22690		
26	17.26	17950	16.56	19380	16.01	20910	15.55	22240	15.18	23680		
28	16.69	18690	16.02	20190	15.49	21680	15.05	23170	14.68	24670		
30	16.20	19440	15.56	21000	15.03	22560	14.61	24100	14.26	25660		
32	15.77	20190	15.15	21810	14.64	23430	14.23	25040	13.89	26660		

EXTERIOR FACE BRICK ON CONC.BLK. OR TILE   TWO STORY FULL BASEMENT   R2-4-2 +B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
24	17.65	16950	16.92	18280	16.34	19610	15.86	20940	15.46	22270		
26	16.98	17670	16.28	19060	15.72	20440	15.26	21830	14.87	23210		
28	16.41	18380	15.73	19830	15.19	21270	14.75	22710	14.38	24150		
30	15.91	19100	15.25	20600	14.72	22100	14.30	23600	13.93	25100		
32	15.48	19810	14.83	21370	14.33	22930	13.90	24490	13.56	26040		

EXTERIOR FACE BRICK ON CONC.BLK. OR TILE   2½ STORY FULL BASEMENT   R2-4-2.5 +B

24	19.06	18300	18.38	19750	17.68	21210	17.16	22660	16.75	24120		
26	18.33	19080	17.58	20590	17.00	22110	16.52	23630	16.11	25140		
28	17.73	19860	17.02	21440	16.43	23020	15.97	24600	15.57	26170		
30	17.19	20640	16.50	22290	15.95	23930	15.48	25570	15.11	27200		
32	16.75	21420	16.06	23130	15.52	24730	15.06	26530	14.70	28230		

EXTERIOR FACE BRICK ON BRICK   TWO STORY FULL BASEMENT   R2-4-2 +B

24	18.43	17690	17.67	19080	17.06	20470	16.56	21860	16.14	23250		
26	17.72	18430	16.98	19870	16.40	21320	15.92	22770	15.53	24220		
28	17.12	19170	16.40	20670	15.84	22180	15.38	23680	14.99	25180		
30	16.59	19910	15.90	21470	15.35	23030	14.90	24590	14.53	26150		
32	16.14	20650	15.47	22270	14.93	23890	14.49	25500	14.12	27120		

EXTERIOR FACE BRICK ON BRICK   2½ STORY FULL BASEMENT   R2-4-2.5 +B

24	20.02	19220	19.22	20760	18.58	22290	18.05	23820	17.60	25350		
26	19.26	20030	18.48	21620	17.86	23220	17.35	24810	16.93	26410		
28	18.68	20840	17.85	22490	17.25	24150	16.76	25810	16.35	27460		
30	18.04	21650	17.31	23370	16.73	25090	16.24	26800	15.84	28520		
32	17.55	22470	16.84	24250	16.27	26030	15.80	27800	15.41	29580		

Residential Group

Duplex

Class 1

Basement: If any, six foot headroom; dirt floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Common matched boards on light joists
Attic Finish: None
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Cheap paper, if any
Interior Trim: None
Built-in Features: Open shelving
Heating, per Family: Stoves
Plumbing, per Family: One bathroom; one sink; old style fixtures
Lighting: Minimum quantity; cheap fixtures
Unit Cost: Per square foot of ground area

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			ONE STORY NO BASEMENT				R3-1-1	-B		
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	2.66	3190	2.55	3440	2.46	3700	2.39	3950	2.33	4200		
32	2.59	3320	2.48	3580	2.40	3840	2.33	4100	2.27	4360		
34	2.53	3440	2.42	3710	2.34	3980	2.27	4250	2.22	4520		
36	2.47	3560	2.37	3840	2.29	4120	2.22	4400	2.17	4680		
38	2.42	3680	2.32	3970	2.24	4260	2.18	4550	2.12	4840		
40	2.37	3800	2.27	4100	2.20	4400	2.13	4700	2.09	5010		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			ONE STORY FULL BASEMENT				R3-1-1	+B		
30	3.49	4190	3.35	4530	3.24	4870	3.16	5210	3.08	5540		
32	3.40	4350	3.26	4700	3.16	5060	3.07	5410	3.00	5760		
34	3.32	4510	3.19	4880	3.08	5240	2.99	5600	2.92	5970		
36	3.24	4670	3.12	5060	3.01	5430	2.92	5800	2.86	6180		
38	3.17	4830	3.05	5230	2.95	5620	2.87	6010	2.80	6390		
40	3.12	4990	3.00	5400	2.90	5800	2.82	6200	2.75	6600		

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			1½ STORY NO BASEMENT				R3-1-1.5	-B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	3.34	3010	3.13	3290	2.99	3590	2.88	3890	2.79	4180		
32			3.06	3430	2.92	3740	2.80	4040	2.72	4350		
34			2.99	3560	2.85	3880	2.74	4200	2.65	4510		
36					2.79	4020	2.68	4350	2.59	4670		
38					2.74	4160	2.63	4500	2.55	4840		
40					2.69	4300	2.58	4650	2.51	5010		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			1½ STORY FULL BASEMENT				R3-1-1.5	+B		
30	4.26	3870	4.01	4210	3.83	4590	3.68	4970	3.57	5350		
32			3.90	4370	3.72	4770	3.59	5170	3.47	5560		
34			3.81	4540	3.64	4950	3.50	5360	3.40	5770		
36					3.56	5130	3.42	5550	3.32	5980		
38					3.49	5310	3.36	5750	3.26	6190		
40					3.44	5500	3.30	5950	3.20	6400		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			TWO STORY NO BASEMENT				R3-1-2	-B		
30	4.54	4090	4.28	4500	4.08	4900	3.92	5300	3.81	5710		
32			4.18	4680	3.98	5100	3.82	5510	3.71	5940		
34			4.08	4860	3.89	5290	3.74	5720	3.62	6160		
36					3.80	5480	3.66	5930	3.54	6380		
38					3.73	5680	3.59	6140	3.47	6600		
40					3.67	5870	3.53	6350	3.42	6830		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			TWO STORY FULL BASEMENT				R3-1-2	+B		
30	5.46	4920	5.15	5410	4.92	5900	4.73	6390	4.59	6880		
32			5.02	5620	4.79	6130	4.61	6640	4.47	7150		
34			4.90	5830	4.68	6360	4.50	6890	4.37	7420		
36					4.57	6590	4.40	7140	4.27	7690		
38					4.48	6820	4.32	7390	4.18	7960		
40					4.41	7060	4.24	7640	4.12	8230		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY NO BASEMENT R3-1-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	4.90	4410	4.62	4860	4.42	5300	4.25	5750	4.13	6200		
32			4.51	5050	4.31	5520	4.15	5990	4.03	6450		
34			4.40	5240	4.21	5730	4.06	6220	3.94	6700		
36					4.12	5940	3.98	6450	3.86	6950		
38					4.04	6150	3.90	6680	3.78	7200		
40					3.98	6370	3.83	6900	3.72	7440		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD			2½ STORY FULL BASEMENT				R3-1-2.5 +B			
30	5.81	5230	5.49	5760	5.25	6300	5.06	6830	4.91	7370		
32			5.36	6000	5.12	6560	4.93	7110	4.79	7670		
34			5.23	6230	5.00	6810	4.83	7390	4.68	7960		
36					4.91	7070	4.72	7660	4.58	8260		
38					4.81	7320	4.63	7930	4.50	8550		
40					4.73	7570	4.55	8200	4.42	8840		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK			ONE STORY NO BASEMENT				R3-1-1 -B			
30	3.41	4090	3.26	4410	3.15	4730	3.06	5050	2.98	5360		
32	3.31	4240	3.17	4570	3.06	4900	2.97	5230	2.89	5550		
34	3.23	4390	3.09	4730	2.98	5060	2.89	5410	2.82	5740		
36	.15	4540	3.02	4890	2.90	5230	2.81	5580	2.74	5930		
38	3.08	4690	2.95	5050	2.84	5400	2.75	5750	2.68	6120		
40	3.02	4830	2.89	5200	2.78	5560	2.69	5930	2.62	6300		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK			ONE STORY FULL BASEMENT				R3-1-1 +B			
30	3.83	4600	3.68	4970	3.56	5340	3.46	5710	3.37	6070		
32	3.73	4780	3.58	5160	3.46	5540	3.36	5920	3.28	6300		
34	3.64	4950	3.49	5340	3.37	5740	3.28	6130	3.19	6520		
36	3.55	5120	3.41	5530	3.30	5940	3.20	6340	3.12	6740		
38	3.48	5290	3.34	5720	3.23	6140	3.13	6550	3.05	6960		
40	3.41	5460	3.27	5900	3.16	6330	3.07	6760	3.00	7190		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY NO BASEMENT R3-1-1.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	4.39	3950	4.12	4330	3.91	4700	3.75	5070	3.63	5440		
32			4.00	4480	3.80	4870	3.65	5260	3.52	5640		
34			3.90	4640	3.71	5040	3.55	5440	3.43	5830		
36					3.62	5210	3.47	5620	3.35	6030		
38					3.54	5380	3.40	5810	3.28	6230		
40					3.48	5560	3.33	6000	3.21	6430		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK			1½ STORY FULL BASEMENT				R3-1-1.5 +B			
30	4.84	4360	4.55	4780	4.34	5200	4.16	5620	4.03	6050		
32			4.43	4960	4.22	5400	4.05	5840	3.92	6280		
34			4.32	5150	4.12	5600	3.95	6050	3.83	6510		
36					4.02	5800	3.86	6260	3.74	6740		
38					3.94	6000	3.79	6480	3.66	6970		
40					3.87	6200	3.72	6700	3.60	7190		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK			TWO STORY NO BASEMENT				R3-1-2 -B			
30	5.79	5210	5.44	5710	5.18	6210	4.97	6710	4.81	7210		
32			5.30	5940	5.04	6450	4.83	6960	4.67	7470		
34			5.17	6150	4.91	6680	4.71	7210	4.55	7740		
36					4.80	6910	4.60	7460	4.44	8000		
38					4.69	7140	4.50	7710	4.35	8260		
40					4.50	7370	4.41	7950	4.26	8520		
	EXTERIOR	STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK			TWO STORY FULL BASEMENT				R3-1-2 +B			
30	6.24	5620	5.87	6170	5.60	6720	5.38	7270	5.21	7820		
32			5.70	6390	5.44	6970	5.24	7550	5.07	8120		
34			5.56	6620	5.32	7230	5.11	7820	4.95	8410		
36					5.20	7490	5.00	8100	4.83	8700		
38					5.10	7750	4.89	8370	4.73	9000		
40					5.00	8000	4.80	8650	4.54	9290		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY NO BASEMENT R3-1-2.5 -B

	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	6.34	5710	5.96	6260	5.68	6820	5.45	7370	5.28	7930		
32			5.81	6510	5.52	7080	5.31	7650	5.13	8220		
34			5.57	6750	5.39	7330	5.17	7920	5.01	8510		
36					5.27	7590	5.05	8190	4.88	8800		
38					5.16	7850	4.95	8470	4.78	9090		
40					5.06	8100	5.86	8750	4.69	9390		
	EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY FULL BASEMENT R3-1-2.5 +B											
30	6.79	6110	6.39	6710	6.10	7320	5.87	7930	5.69	8540		
32			6.22	6970	5.93	7600	5.72	8240	5.54	8860		
34			6.08	7240	5.80	7690	5.58	8540	5.40	9180		
36					5.67	8180	5.46	8840	5.27	9500		
38					5.56	8460	5.34	9140	5.16	9820		
40					5.46	8740	5.24	9440	5.08	10150		
	EXTERIOR SOLID COMMON BRICK ONE STORY NO BASEMENT R3-1-1 -B											
30	3.66	4390	3.50	4730	3.38	5070	3.28	5410	3.19	5740		
32	3.55	4550	3.40	4900	3.28	5250	3.18	5600	3.09	5940		
34	3.46	4700	3.31	5060	3.19	5420	3.09	5780	3.00	6130		
36	3.37	4850	3.23	5230	3.11	5600	3.01	5960	2.92	6320		
38	3.30	5010	3.15	5390	3.03	5770	2.94	6150	2.86	6520		
40	3.23	5170	3.09	5560	2.97	5940	2.88	6330	2.80	6720		
	EXTERIOR SOLID COMMON BRICK ONE STORY FULL BASEMENT R3-1-1 +B											
30	4.08	4900	3.92	5290	3.78	5670	3.67	6060	3.58	6450		
32	3.97	5080	3.80	5480	3.67	5890	3.56	6280	3.48	6690		
34	3.87	5260	3.71	5680	3.58	6090	3.48	6510	3.39	6920		
36	3.77	5440	3.62	5870	3.50	6300	3.40	6730	3.31	7150		
38	3.69	5620	3.55	6070	3.42	6510	3.32	6950	3.23	7380		
40	3.63	5800	3.48	6260	3.35	6710	3.25	7160	3.17	7610		

EXTERIOR SOLID COMMON BRICK 1½ STORY NO BASEMENT R3-1-1.5 -B

	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	4.78	4300	4.47	4700	4.26	5110	4.08	5510	3.94	5910		
32			4.36	4890	4.14	5300	3.96	5710	3.82	6120		
34			4.26	5070	4.03	5480	3.85	5900	3.72	6330		
36					3.92	5660	3.76	6100	3.63	6540		
38					3.84	5840	3.68	6300	3.55	6750		
40					3.77	6030	3.60	6490	3.48	6950		
	EXTERIOR SOLID COMMON BRICK 1½ STORY FULL BASEMENT R3-1-1.5 +B											
30	5.23	4710	4.91	5160	4.68	5610	4.49	6060	4.34	6520		
32			4.78	5360	4.55	5830	4.36	6290	4.22	6760		
34			4.67	5560	4.44	6040	4.26	6520	4.12	7000		
36					4.34	6250	4.16	6750	4.02	7240		
38					4.25	6460	4.07	6970	3.93	7480		
40					4.17	6670	3.99	7190	3.86	7720		
	EXTERIOR SOLID COMMON BRICK TWO STORY NO BASEMENT R3-1-2 -B											
30	6.36	5720	5.97	6270	5.67	6810	5.44	7350	5.26	7890		
32			5.81	6500	5.52	7060	5.29	7610	5.11	8170		
34			5.66	6730	5.37	7300	5.14	7870	4.97	8450		
36					5.24	7550	5.02	8130	4.85	8730		
38					5.13	7800	4.91	8400	4.74	9010		
40					5.03	8050	4.82	8670	4.64	9290		
	EXTERIOR SOLID COMMON BRICK TWO STORY FULL BASEMENT R3-1-2 +B											
30	6.81	6130	6.41	6730	6.10	7320	5.86	7910	5.67	8500		
32			6.23	6980	5.93	7590	5.70	8200	5.51	8810		
34			6.08	7230	5.78	7860	5.55	8490	5.37	9120		
36					5.65	8130	5.42	8780	5.24	9430		
38					5.53	8400	5.31	9070	5.12	9740		
40					5.43	8680	5.20	9360	5.03	10050		

EXTERIOR SOLID COMMON BRICK	2½ STORY NO BASEMENT										R3-1-2.5 -B
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	7.01	6310	6.58	6910	6.27	7520	6.02	8130	5.82	8740		
32			6.40	7170	6.09	7800	5.85	8430	5.65	9050		
34			6.24	7440	5.94	8080	5.70	8720	5.51	9360		
36					5.80	8360	5.56	9010	5.36	9670		
38					5.68	8640	5.44	9310	5.24	9980		
40					5.57	8910	5.33	9610	5.15	10300		
	EXTERIOR SOLID COMMON BRICK					2½ STORY FULL BASEMENT					R3-1-2.5 +B	
30	7.46	6720	7.02	7380	6.69	8030	6.43	8680	6.23	9340		
32			6.84	7660	6.51	8340	6.25	9010	6.05	9690		
34			6.57	7940	6.35	8640	6.10	9340	5.90	10030		
36					6.20	8940	5.96	9660	5.76	10370		
38					6.07	9240	5.83	9980	5.64	10710		
40					5.97	9550	5.72	10300	5.53	11060		

RESIDENTIAL GROUP

DUPLEX

CLASS 2

Basement: If any, six foot headroom; dirt floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Hard pine flooring on light sub-floor
Attic: Rough board floor; bare walls
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Cheap paper, on two-coat plaster
Interior Trim: Small amount of cheap stock trim
Built-in Features: Small kitchen cabinet
Heating, per Family: Hot-air furnace or Arcola type plant
Plumbing, per Family: One bathroom; one sink; cheap fixtures
Lighting: Small amount; cheap fixtures
Unit Cost: Per square foot of ground area

EXTERIOR WOOD SIDING OR STUCCO ON WOOD					ONE STORY NO BASEMENT						R3-2-1 -B	
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	3.04	3650	2.92	3950	2.83	4250	2.75	4550	2.70	4860		
32	2.96	3800	2.85	4100	2.75	4410	2.68	4730	2.62	5040		
34	2.90	3950	2.78	4260	2.69	4580	2.62	4900	2.56	5220		
36	2.84	4100	2.72	4410	2.64	4750	2.56	5080	2.50	5410		
38	2.79	4240	2.67	4570	2.59	4920	2.52	5260	2.46	5610		
40	2.73	4380	2.63	4730	2.55	5090	2.47	5450	2.42	5820		
	EXTERIOR WOOD SIDING OR STUCCO ON WOOD					ONE STORY FULL BASEMENT					R3-2-1 +B	
30	4.44	5330	4.29	5790	4.18	6260	4.07	6730	4.00	7200		
32	4.34	5560	4.20	6040	4.08	6530	3.99	7020	3.91	7510		
34	4.25	5780	4.11	6290	4.00	6800	3.91	7310	3.83	7820		
36	4.17	6010	4.03	6540	3.92	7070	3.84	7600	3.77	8130		
38	4.11	6240	3.97	6790	3.86	7340	3.77	7890	3.70	8440		
40	4.04	6470	3.91	7040	3.81	7610	3.71	8180	3.65	8760		

	EXTERIOR WOOD SIDING OR STUCCO ON WOOD				1½ STORY NO BASEMENT					R3-2-1.5 -B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S F COST	TOTAL COST	S F. COST	TOTAL COST	S.F COST	TOTAL COST	S F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F COST	TOTAL COST
30	3.78	3400	3.56	3740	3.41	4090	3.30	4450	3.21	4810		
32			3.50	3920	3.34	4270	3.22	4630	3.12	4990		
34			3.45	4100	3.27	4450	3.15	4810	3.05	5180		
36					3.21	4620	3.09	5000	2.99	5380		
38					3.15	4780	3.03	5180	2.94	5580		
40					3.10	4950	2.98	5360	2.89	5770		
	EXTERIOR WOOD SIDING OR STUCCO ON WOOD				1½ STORY FULL BASEMENT					R3-2-1.5 +B		
30	5.21	4690	4.98	5230	4.81	5770	4.66	6300	4.54	6820		
32			4.89	5460	4.71	6030	4.56	6570	4.44	7110		
34			4.81	5720	4.62	6280	4.47	6840	4.35	7400		
36					4.53	6530	4.39	7110	4.28	7700		
38					4.46	6780	4.32	7390	4.21	8000		
40					4.40	7040	4.26	7660	4.15	8290		
	EXTERIOR WOOD SIDING OR STUCCO ON WOOD				TWO STORY NO BASEMENT					R3-2-2 -B		
30	5.04	4540	4.74	4970	4.51	5410	4.33	5850	4.21	6300		
32			4.63	5190	4.40	5640	4.23	6100	4.09	6550		
34			4.55	5410	4.30	5870	4.14	6340	4.00	6810		
36					4.23	6100	4.07	6580	3.93	7070		
38					4.16	6320	4.00	6830	3.88	7340		
40					4.09	6540	3.94	7080	3.81	7610		
	EXTERIOR WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT					R3-2-2 +B		
30	6.61	5950	6.29	6600	6.04	7250	5.85	7900	5.70	8550		
32			6.16	6890	5.91	7570	5.73	8240	5.58	8920		
34			6.04	7180	5.79	7880	5.62	8580	5.47	9290		
36					5.70	8200	5.52	8930	5.37	9660		
38					5.60	8510	5.43	9270	5.28	10030		
40					5.52	8830	5.35	9620	5.20	10400		

	EXTERIOR WOOD SIDING OR STUCCO ON WOOD				2½ STORY NO BASEMENT					R3-2-2.5 -B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	5.40	4860	5.10	5350	4.88	5850	4.71	6350	4.56	6850		
32			5.00	5600	4.78	6110	4.60	6620	4.46	7130		
34			4.92	5860	4.69	6370	4.50	6890	4.36	7410		
36					4.59	6620	4.42	7160	4.28	7700		
38					4.52	6870	4.35	7430	4.21	8000		
40					4.45	7110	4.28	7700	4.15	8290		
	EXTERIOR WOOD SIDING OR STUCCO ON WOOD				2½ STORY FULL BASEMENT					R3-2-2.5 +B		
30	6.97	6270	6.65	6980	6.40	7690	6.22	8400	6.07	9110		
32			6.52	7300	6.28	8040	6.10	8770	5.93	9500		
34			6.42	7630	6.17	8380	5.97	9130	5.82	9890		
36					6.06	8720	5.87	9500	5.71	10290		
38					5.97	9060	5.78	9870	5.62	10690		
40					5.88	9400	5.70	10240	5.54	11080		
	EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				ONE STORY NO BASEMENT					R3-2-1 -B		
30	3.74	4490	3.58	4840	3.46	5200	3.37	5560	3.29	5920		
32	3.63	4650	3.48	5020	3.37	5390	3.27	5760	3.20	6140		
34	3.54	4820	3.40	5200	3.28	5580	3.19	5960	3.11	6350		
36	3.46	4990	3.32	5380	3.20	5770	3.11	6170	3.04	6570		
38	3.39	5160	3.25	5560	3.13	5960	3.05	6370	2.97	6780		
40	3.33	5330	3.19	5750	3.08	6160	3.02	6580	2.91	7000		
	EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK				ONE STORY FULL BASEMENT					R-3-2-1 +B		
30	4.72	5670	4.56	6160	4.43	6650	4.33	7150	4.24	7640		
32	4.60	5900	4.45	6420	4.33	6930	4.23	7450	4.14	7960		
34	4.51	6140	4.35	6670	4.24	7210	4.14	7750	4.06	8280		
36	4.42	6370	4.27	6930	4.16	7490	4.06	8050	3.98	8600		
38	4.35	6610	4.20	7190	4.09	7770	3.99	8350	3.91	8920		
40	4.29	6860	4.14	7460	4.02	8050	3.93	8650	3.85	9240		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 1½ STORY NO BASEMENT R3-2-1.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F COST	TOTAL COST	S.F COST	TOTAL COST	S F COST	TOTAL COST	S.F. COST	TOTAL COST	S F COST	TOTAL COST	S F COST	TOTAL COST
30	4.77	4300	4.48	4700	4.26	5110	4.09	5520	3.96	5940		
32			4.34	4870	4.14	5300	3.98	5730	3.85	6160		
34			4.25	5050	4.05	5500	3.88	5940	3.75	6380		
36					3.96	5700	3.80	6150	3.67	6600		
38					3.89	5900	3.72	6360	3.59	6820		
40					3.81	6090	3.65	6570	3.53	7050		

EXTERIOR STUCCO ON CONC.BLK.OR TILE. OR PLAIN CONCRETE BLOCK 1½ STORY FULL BASEMENT R3-2-1.5 +B

30	5.76	5180	5.46	5730	5.24	6290	5.07	6840	4.93	7390		
32			5.33	5970	5.11	6550	4.95	7130	4.81	7700		
34			5.23	6220	5.01	6820	4.86	7420	4.71	8010		
36					4.92	7090	4.76	7710	4.63	8320		
38					4.84	7350	4.68	8000	4.54	8630		
40					4.76	7620	4.61	8290	4.47	8950		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY NO BASEMENT B3-2-2 -B

30	6.26	5630	5.86	6160	5.58	6690	5.35	7230	5.18	7780		
32			5.71	6390	5.42	6940	5.21	7500	5.04	8060		
34			5.57	6620	5.30	7200	5.08	7770	4.92	8350		
36					5.18	7450	4.97	8040	4.80	8640		
38					5.06	7700	4.86	8310	4.70	8930		
40					4.97	7950	4.77	8580	4.61	9220		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK TWO STORY FULL BASEMENT R3-2-2 +B

30	7.36	6630	6.97	7330	6.69	8030	6.46	8730	6.28	9430		
32			6.82	7640	5.93	8360	6.31	9090	6.13	9820		
34			6.68	7950	6.40	8700	6.18	9450	6.00	10210		
36					6.27	9030	6.06	9810	5.89	10600		
38					6.16	9360	5.94	10170	5.79	10990		
40					6.06	9700	5.86	10540	5.69	11380		

EXTERIOR STUCCO ON CONC.PLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY NO BASEMENT R3-2-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F COST	TOTAL COST	S.F COST	TOTAL COST	S F COST	TOTAL COST	S.F. COST	TOTAL COST	S F COST	TOTAL COST	S F COST	TOTAL COST
30	6.78	6100	6.40	6710	6.08	7310	5.86	7910	5.68	8520		
32			6.23	6970	5.93	7590	5.70	8210	5.52	8830		
34			6.08	7240	5.80	7880	5.56	8510	5.38	9150		
36					5.67	8160	5.44	8810	5.27	9470		
38					5.55	8440	5.33	9110	5.16	9790		
40					5.44	8710	5.22	9400	5.06	10110		

EXTERIOR STUCCO ON CONC.BLK.OR TILE OR PLAIN CONCRETE BLOCK 2½ STORY FULL BASEMENT R3-2-2.5 +B

30	7.93	7150	7.52	7900	7.21	8650	6.97	9410	6.78	10170		
32			7.35	8220	7.05	9010	6.81	9600	6.62	10590		
34			7.18	8550	6.90	9380	6.67	10200	6.47	11010		
36					6.76	9740	6.53	10590	6.34	11430		
38					6.85	10100	6.42	10980	6.23	11850		
40					6.55	10460	6.32	11370	6.14	12280		

EXTERIOR SOLID COMMON BRICK ONE STORY NO BASEMENT R3-2-1 -B

30	4.02	4830	3.86	5210	3.73	5590	3.62	5970	3.54	6360		
32	3.91	5010	3.74	5390	3.62	5790	3.52	6190	3.43	6590		
34	3.81	5180	3.66	5590	3.53	5990	3.43	6410	3.34	6810		
36	3.73	5370	3.57	5780	3.45	6200	3.35	6620	3.26	7030		
38	3.65	5550	3.50	5970	3.37	6400	3.26	6820	3.18	7250		
40	3.58	5720	3.43	6160	3.30	6600	3.19	7030	3.11	7460		

EXTERIOR SOLID COMMON BRICK ONE STORY FULL BASEMENT R3-2-1 +B

30	5.01	6010	4.83	6530	4.69	7040	4.58	7560	4.49	8080		
32	4.89	6260	4.72	6790	4.57	7330	4.48	7870	4.38	8410		
34	4.78	6500	4.61	7060	4.48	7620	4.38	8180	4.28	8740		
36	4.69	6750	4.52	7330	4.40	7910	4.29	8490	4.20	9070		
38	4.60	7000	4.44	7600	4.31	8200	4.21	8800	4.12	9400		
40	4.53	7250	4.37	7870	4.24	8490	4.13	9110	4.05	9730		

EXTERIOR SOLID COMMON BRICK 1½ STORY NO BASEMENT R3-2-1.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S.F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F COST	TOTAL COST
30	5.25	4720	4.90	5150	4.65	5580	4.46	6020	4.30	6450		
32			4.76	5330	4.52	5790	5.45	6250	4.18	6700		
34			4.64	5520	4.41	6000	4.23	6470	4.08	6940		
36					4.31	6210	4.13	6690	3.99	7180		
38					4.22	6420	4.04	6910	3.90	7410		
40					4.14	6630	3.96	7140	3.83	7650		
	EXTERIOR SOLID COMMON BRICK 1½ STORY FULL BASEMENT R3-2-1.5 +B											
30	6.22	5600	5.88	6180	5.63	6760	5.44	7340	5.29	7930		
32			5.74	6450	5.49	7040	5.31	7650	5.16	8250		
34			5.62	6690	5.38	7320	5.19	7950	5.04	8580		
36					5.28	7600	5.09	8250	4.94	8900		
38					5.18	7880	5.00	8550	4.85	9230		
40					5.10	8160	4.92	8860	4.78	9560		
	EXTERIOR SOLID COMMON BRICK TWO STORY NO BASEMENT R3-2-2 -B											
30	7.01	6310	6.56	6890	6.22	7470	5.96	8060	5.76	8650		
32			6.37	7130	6.04	7730	5.79	8340	5.59	8950		
34			6.19	7370	5.88	8000	5.64	8630	5.44	9260		
36					5.75	8260	5.50	8920	5.31	9570		
38					5.63	8560	5.39	9220	5.20	9880		
40					5.52	8830	5.28	9510	5.10	10190		
	EXTERIOR SOLID COMMON BRICK TWO STORY FULL BASEMENT R3-2-2 +B											
30	8.12	7310	7.67	8060	7.34	8800	7.08	9550	6.87	10300		
32			7.48	8380	7.15	9150	6.90	9930	6.70	10710		
34			7.31	8700	7.00	9510	6.75	10310	6.54	11120		
36					6.85	9860	6.60	10690	6.41	11530		
38					6.73	10220	6.48	11080	6.29	11940		
40					6.61	10580	6.36	11460	6.17	12350		

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R3-2-2.5 -B

DIMENSIONS IN LINEAR FEET

	30		35		40		45		50			
	S.F. COST	TOTAL COST	S F COST	TOTAL COST	S.F COST	TOTAL COST	S F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
30	7.66	6900	7.20	7550	6.84	8210	6.57	8870	6.35	9530		
32			7.00	7830	6.64	8510	6.38	9190	6.17	9870		
34			6.82	8110	6.48	8810	6.22	9520	6.01	10220		
36					6.33	9120	6.07	9840	5.86	10560		
38					6.20	9430	5.94	10170	5.74	10910		
40					6.09	9740	5.83	10500	5.63	11260		
	EXTERIOR SOLID COMMON BRICK 2½ STORY FULL BASEMENT R3-2-2.5 +B											
30	8.78	7900	8.30	8720	7.93	9540	7.68	10360	7.46	11190		
32			8.10	9080	7.76	9930	7.48	10780	7.28	11630		
34			7.93	9440	7.59	10320	7.32	11200	7.11	12080		
36					7.45	10710	7.17	11610	6.96	12520		
38					7.31	11100	7.02	12030	6.83	12970		
40					7.17	11490	8.92	12450	6.71	13420		
	EXTERIOR COMMON BRICK ON WOOD ONE STORY NO BASEMENT R3-2-1 -B											
30	3.40	4080	3.27	4410	3.16	4740	3.07	5070	3.00	5410		
32	3.30	4230	3.17	4570	3.07	4910	2.99	5260	2.92	5600		
34	3.23	4390	3.09	4740	2.99	5090	2.91	5440	2.84	5790		
36	3.16	4550	3.03	4910	2.92	5270	2.84	5630	2.77	5990		
38	3.10	4710	2.97	5080	2.86	5450	2.78	5820	2.72	6200		
40	3.04	4860	2.91	5250	2.82	5640	2.74	6030	2.67	6420		
	EXTERIOR COMMON BRICK ON WOOD ONE STORY FULL BASEMENT R-3-2-1 +B											
30	4.79	5750	4.63	6250	4.50	6750	4.39	7250	4.30	7750		
32	4.68	5990	4.52	6510	4.39	7030	4.29	7550	4.20	8070		
34	4.58	6230	4.42	6770	4.30	7310	4.19	7850	4.11	8390		
36	4.49	6470	4.34	7030	4.21	7590	4.11	8150	4.03	8710		
38	4.41	6710	4.26	7290	4.14	7870	4.04	8450	3.96	9030		
40	4.35	6950	4.19	7550	4.08	8160	3.98	8760	3.90	9360		

	EXTERIOR COMMON BRICK ON WOOD				1½ STORY NO BASEMENT					R3-2-1.5 -B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F COST	TOTAL COST	S.F COST	TOTAL COST	S.F COST	TOTAL COST
30	4.41	3970	4.13	4340	3.93	4720	3.78	5110	3.67	5500		
32			4.03	4520	3.83	4910	3.68	5310	3.57	5710		
34			3.95	4700	3.75	5100	3.60	5510	3.48	5920		
36					3.67	5290	3.52	5710	3.41	6140		
38					3.60	5470	3.45	5910	3.34	6350		
40					3.53	5650	3.39	6110	3.28	6560		
	EXTERIOR COMMON BRICK ON WOOD				1½ STORY FULL BASEMENT					R3-2-1.5 +B		
30	5.86	5270	5.55	5830	5.33	6390	5.14	6950	5.01	7510		
32			5.42	6080	5.19	6660	5.02	7240	4.89	7830		
34			5.32	6330	5.09	6930	4.92	7530	4.78	8140		
36					5.00	7200	4.83	7830	4.70	8460		
38					4.91	7470	4.75	8120	4.61	8770		
40					4.84	7740	4.67	8410	4.54	9080		
	EXTERIOR COMMON BRICK ON WOOD				TWO STORY NO BASEMENT					R3-2-2 -B		
30	5.98	5390	5.60	5880	5.31	6380	5.10	6890	4.93	7400		
32			5.46	6120	5.18	6630	4.96	7150	4.79	7670		
34			5.35	6370	5.06	6890	4.85	7420	4.67	7950		
36					4.95	7140	4.74	7690	4.58	8240		
38					4.86	7390	4.65	7960	4.49	8530		
40					4.76	7630	4.57	8230	4.42	8830		
	EXTERIOR COMMON BRICK ON WOOD				TWO STORY FULL BASEMENT					R3-2-2 +B		
30	7.55	6800	7.15	7510	6.85	8220	6.62	8940	6.43	9650		
32			6.98	7820	6.59	8560	6.45	9300	6.27	10040		
34			6.84	8140	6.54	8900	6.31	9660	6.14	10430		
36					6.42	9240	6.18	10030	6.01	10820		
38					6.30	9580	6.08	10400	5.91	11230		
40					6.20	9920	5.98	10770	5.81	11620		

	EXTERIOR COMMON BRICK ON WOOD				2½ STORY NO BASEMENT					R3-2-2.5 -B		
	DIMENSIONS IN LINEAR FEET											
	30		35		40		45		50			
	S.F COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F COST	TOTAL COST	S.F. COST	TOTAL COST
30	6.53	5880	6.14	6450	5.85	7020	5.62	7590	5.44	8160		
32			6.01	6730	5.71	7310	5.47	7890	5.29	8470		
34			5.89	7010	5.59	7600	5.35	8190	5.16	8780		
36					5.47	7880	5.24	8490	5.05	9100		
38					5.36	8150	5.14	8790	4.96	9430		
40					5.26	8420	5.05	9090	4.88	9750		
	EXTERIOR COMMON BRICK ON WOOD				2½ STORY FULL BASEMENT					R3-2-2.5 +B		
30	8.11	7300	7.69	8080	7.38	8860	7.14	9640	6.94	10410		
32			7.52	8430	7.21	9230	6.95	10030	6.78	10830		
34			7.37	8780	7.05	9600	6.81	10420	6.62	11260		
36					6.92	9970	6.68	10820	6.49	11690		
38					6.81	10340	6.56	11220	6.38	12120		
40					6.70	10710	6.47	11630	6.27	12540		

RESIDENTIAL GROUP

DUPLEX

CLASS 3

Basement: If any, seven foot headroom; concrete floor; bare walls
Roofing: Good wood or composition shingle
Flooring: Plain hardwood on light sub-floor
Attic: Matched board floor; bare walls
Doors and Windows: Medium grade stock and hardware
Interior Wall Finish: Medium grade paper on two-coat plaster
Interior Trim: Plain hardwood, medium finish
Built-in Features: Kitchen cabinet; linen closets
Heating, per Family: Hot-air furnace or Arcola type plant. One blind fire-place
Plumbing, per Family: One bathroom; one sink; hot water supply; laundry tubs; medium grade fixtures
Lighting: Few extra outlets; medium grade fixtures
Unit Cost: Per square foot of ground area

	EXTERIOR	WOCD SIDING OR STUCCO ON WOOD				ONE STORY NO BASEMENT			R3-3-1 -B			
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	3.90	6240	3.74	6730	3.61	7220	3.50	7710	3.42	8200		
42			3.67	6930	3.55	7450	3.45	7970	3.37	8490		
44			3.60	7130	3.49	7680	3.40	8230	3.32	8770		
46					3.44	7910	3.36	8490	3.28	9060		
48					3.39	8140	3.31	8750	3.24	9350		
50					3.35	8380	3.28	9010	3.21	9640		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				ONE STORY FULL BASEMENT			R3-3-1 +B			
40	5.94	9500	5.70	10260	5.51	11020	5.35	11780	5.23	12550		
42			5.60	10590	5.42	11380	5.27	12170	5.14	12970		
44			5.52	10930	5.34	11740	5.19	12560	5.07	13380		
46					5.26	12100	5.12	12960	5.00	13800		
48					5.19	12460	5.05	13340	4.94	14220		
50					5.13	12830	4.99	13730	4.88	14630		

	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				1½ STORY NO BASEMENT			R3-3-1.5 -B			
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	4.51	7210	4.33	7600	4.20	8390	4.08	8980	3.99	9580		
42			4.25	8040	4.13	8670	4.03	9300	3.94	9930		
44			4.18	8280	4.07	8950	3.98	9620	3.89	10270		
46					4.01	9230	3.92	9930	3.85	10620		
48					3.96	9510	3.88	10240	3.81	10970		
50					3.92	9790	3.84	10550	3.77	11310		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				1½ STORY FULL BASEMENT			R3-3-1.5 +B			
40	6.57	10520	6.33	11390	6.13	12260	5.97	13130	5.84	14010		
42			6.23	11770	6.03	12670	5.88	13580	5.75	14490		
44			6.14	12150	5.95	13090	5.80	14030	5.67	14970		
46					5.87	13500	5.72	14480	5.60	15450		
48					5.80	13910	5.65	14920	5.53	15930		
50					5.73	14330	5.59	15370	5.47	16410		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY NO BASEMENT			R3-3-2 -B			
40	5.98	9560	5.76	10360	5.58	11160	5.43	11950	5.31	12740		
42			5.66	10690	5.49	11530	6.35	12360	5.23	13180		
44			5.57	11020	5.41	11900	5.28	12770	5.16	13630		
46					5.33	12270	5.21	13180	5.10	14080		
48					5.27	12640	5.14	13380	5.04	14520		
50					5.20	13010	5.09	13990	4.99	14970		
	EXTERIOR	WOOD SIDING OR STUCCO ON WOOD				TWO STORY FULL BASEMENT			R3-3-2 +B			
40	8.13	13010	7.83	14100	7.59	15190	7.40	16280	7.24	17370		
42			7.71	14570	7.46	15700	7.29	16830	7.13	17960		
44			7.60	15050	7.37	16220	7.18	17380	7.03	18550		
46					7.27	16730	7.09	17930	6.93	19140		
48					7.18	17240	7.00	18480	6.85	19730		
50					7.10	17750	6.92	19030	6.77	20310		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY NO BASEMENT R3-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	6.58	10520	6.34	11420	6.17	12330	6.01	13230	5.89	14130		
42			6.25	11810	6.07	12760	5.93	13690	5.81	14630		
44			6.15	12180	5.98	13160	5.85	14150	5.73	15130		
46					5.90	13580	5.77	14610	5.66	15630		
48					5.83	14000	5.71	15070	5.60	16140		
50					5.77	14430	5.65	15540	5.55	16650		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY FULL BASEMENT R3-3-2.5 +B

40	8.77	14030	8.46	15230	8.21	16430	8.01	17630	7.84	18830		
42			8.33	15750	8.09	16990	7.89	18230	7.73	19480		
44			8.20	16280	7.98	17560	7.79	18840	7.63	20130		
46					7.88	18120	7.69	19450	7.53	20780		
48					7.79	18690	7.60	20060	7.44	21430		
50					7.70	19260	7.52	20670	7.36	22090		

EXTERIOR STUCCO ON CONC.BLK. ONE STORY NO BASEMENT R3-3-1 -B

40	4.51	7220	4,32	7770	4.17	8330	4.04	8880	3.93	9430		
42			4.24	8010	4.09	8590	3.97	9160	3.87	9740		
44			4.16	8230	4.02	8840	3.90	9450	3.81	10050		
46					3.96	9100	3.85	9730	3.75	10360		
48					3.90	9350	3.79	10010	3.70	10670		
50					3.84	9600	3.75	10300	3.66	10990		

EXTERIOR STUCCO ON CONC.BLK. ONE STORY FULL BASEMENT R3-3-1 +B

40	6.16	9860	5.91	10640	5.71	11430	5.55	12210	5.41	13000		
42			5.81	10980	5.62	11800	5.46	12610	5.33	13420		
44			5.72	11330	5.53	12170	5.38	13010	5.25	13850		
46					5.45	12540	5.30	13410	5.17	14280		
48					5.38	12910	5.23	13800	5.10	14700		
50					5.31	13270	5.16	14200	5.04	15120		

EXTERIOR STUCCO ON CONC.BLK. 1½ STORY NO BASEMENT R3-3-1.5 -B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F COST	TOTAL COST
40	5.23	8360	5.02	9030	4.85	9700	4.71	10370	4.60	11030		
42			4.93	9310	4.77	10010	4.64	10710	4.53	11410		
44			4.85	9600	4.69	10320	4.57	11050	4.46	11780		
46					4.62	10630	4.50	11390	4.41	12160		
48					4.56	10940	4.45	11740	4.35	12540		
50					4.50	11250	4.39	12080	4.31	12920		

EXTERIOR STUCCO ON CONC.BLK. 1½ STORY FULL BASEMENT R3-3-1.5 +B

40	6.91	11060	6.65	11970	6.43	12870	6.26	13770	6.12	14680		
42			6.54	12360	6.33	13300	6.16	14230	6.02	15170		
44			6.44	12750	6.24	13720	6.07	14690	5.94	15670		
46					6.15	14150	5.99	15150	5.86	16160		
48					6.08	14580	5.92	15620	5.78	16660		
50					6.00	15010	5.85	16080	5.72	17150		

EXTERIOR STUCCO ON CONC.BLK. TWO STORY NO BASEMENT R3-3-2 -B

40	6.81	10900	6.54	11780	6.33	12660	6.15	13540	6.00	14410		
42			6.42	12140	6.22	13060	6.05	13980	5.91	14890		
44			6.32	12520	6.12	13470	5.96	14420	5.82	15370		
46					6.03	13880	5.87	14860	5.74	15850		
48					5.95	14290	5.80	15300	5.67	16320		
50					5.88	14690	5.73	15750	5.60	16800		

EXTERIOR STUCCO ON CONC.BLK. TWO STORY FULL BASEMENT R3-3-2 +B

40	8.58	13730	8.26	14860	8.00	16000	7.79	17130	7.61	18260		
42			8.13	15360	7.87	16530	7.66	17700	7.49	18870		
44			8.01	15850	7.75	17060	7.55	18270	7.38	19480		
46					7.65	17590	7.45	18840	7.28	20090		
48					7.55	18120	7.35	19410	7.19	20700		
50					7.46	18650	7.27	19980	7.10	21300		

	EXTERIOR	STUCCO ON CONC.BLK.				2½ STORY NO BASEMENT				R3-3-2.5 -B		
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	7.53	12040	7.24	13040	7.02	14030	6.83	15030	6.68	16030		
42			7.12	13460	6.90	14490	6.72	15530	6.58	16570		
44			7.01	13870	6.80	14950	6.62	16030	6.48	17110		
46					6.69	15410	6.53	16530	6.39	17650		
48					6.61	15870	6.45	17030	6.31	18190		
50					6.53	16330	6.37	17530	6.24	18730		
	EXTERIOR	STUCCO ON CONC.BLK.				2½ STORY FULL BASEMENT				R3-3-2.5 +B		
40	9.33	14930	8.99	16180	8.72	17440	8.50	18700	8.31	19960		
42			8.85	16730	8.59	18030	8.37	19330	8.19	20630		
44			8.73	17280	8.46	18620	8.25	19960	8.07	21300		
46					8.35	19210	8.14	20590	7.96	21970		
48					8.25	19800	8.04	21220	7.86	22640		
50					8.15	20380	7.95	21850	7.77	23320		
	.EXTERIOR	SOLID COMMON BRICK				ONE STORY NO BASEMENT				R3-3-1 -B		
40	4.74	7590	4.54	8170	4.38	8750	4.24	9320	4.12	9890		
42			4.45	8410	4.29	9010	4.16	9610	4.05	10210		
44			4.37	8660	4.22	9280	4.09	9900	3.99	10530		
46					4.15	9550	4.03	10200	3.93	10850		
48					4.09	9810	3.97	10490	3.88	11180		
50					4.03	10070	3.92	10790	3.84	11510		
	EXTERIOR	SOLID COMMON BRICK				ONE STORY FULL BASEMENT				R3-3-1 +B		
40	6.40	10830	6.13	11040	5.92	11850	5.75	12660	5.61	13460		
42			6.03	11400	5.82	12230	5.65	13060	5.51	13890		
44			5.93	11750	5.73	12610	5.57	13470	5.43	14330		
46					5.65	12990	5.49	13880	5.35	14770		
48					5.57	13370	5.41	14290	5.28	15200		
50					5.50	13740	5.34	14690	5.21	15640		

	EXTERIOR	SOLID COMMON BRICK				1½ STORY NO BASEMENT				R3-3-1.5 +B		
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	5.54	8870	5.32	9570	5.14	10280	4.99	10980	4.87	11680		
42			5.22	9870	5.05	10600	4.90	11330	4.79	12060		
44			5.14	10170	4.96	10920	4.83	11690	4.72	12450		
46					4.89	11250	4.76	12040	4.65	12840		
48					4.82	11570	4.70	12400	4.59	13230		
50					4.76	11900	4.64	12760	4.54	13620		
	EXTERIOR	SOLID COMMON BRICK				1½ STORY FULL BASEMENT				R3-3-1.5 +B		
40	7.23	11570	6.95	12510	6.73	13450	6.54	14390	6.39	15330		
42			6.84	12920	6.61	13890	6.43	14860	6.28	15830		
44			6.74	13340	6.52	14340	6.34	15340	6.19	16340		
46					6.43	14780	6.25	15810	6.10	16840		
48					6.34	15220	6.17	16280	6.02	17350		
50					6.26	15660	6.09	16760	5.95	17860		
	EXTERIOR	SOLID COMMON BRICK				TWO STORY NO BASEMENT				R3-3-2 -B		
40	7.28	11650	6.99	12580	6.75	13500	6.55	14420	6.40	15350		
42			6.86	12960	6.63	13920	6.44	14880	6.29	15850		
44			6.74	13350	6.52	14350	6.34	15340	6.19	16340		
46					6.42	14770	6.25	15600	6.10	16840		
48					6.33	15200	6.16	16270	6.02	17340		
50					6.25	15620	6.08	16730	5.95	17840		
	EXTERIOR	SOLID COMMON BRICK				TWO STORY FULL BASEMENT				R3-3-2 +B		
40	9.05	14480	8.70	15660	8.42	16840	8.19	18020	8.00	19200		
42			8.56	16180	8.28	17390	8.05	18600	7.87	19820		
44			8.43	16690	8.15	17940	7.93	19190	7.75	20450		
46					8.04	18490	7.82	19780	7.64	21080		
48					7.93	19040	7.72	20370	7.53	21700		
50					7.83	19580	7.62	20950	7.44	22330		

EXTERIOR SOLID COMMON BRICK 2½ STORY NO BASEMENT R3-3-2.5 -B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	8.08	12930	7.77	13980	7.52	15030	7.31	16080	7.14	17130		
42			7.63	14420	7.39	15510	7.19	16600	7.02	17700		
44			7.51	14870	7.27	16000	7.08	17130	6.92	18260		
46					7.17	16490	6.98	17650	6.82	18820		
48					7.07	16970	6.89	18180	6.73	19390		
50					6.98	17450	6.80	18710	6.65	19960		
	EXTERIOR SOLID COMMON BRICK				2½ STORY FULL BASEMENT						R3-3-2.5 +B	
40	9.89	15820	9.52	17130	9.22	18440	8.98	19750	8.78	21060		
42			9.37	17700	9.07	19050	8.84	20410	8.63	21760		
44			9.23	18270	8.94	19670	8.71	21070	8.51	22460		
46					8.82	20280	8.58	21720	8.39	23160		
48					8.70	20890	8.48	22380	8.28	23860		
50					8.60	21500	8.37	23030	8.18	24560		
	EXTERIOR COMMON BRICK ON WOOD				ONE STORY NO BASEMENT						R3-3-1 -B	
40	4.42	7070	4.23	7610	4.08	8150	3.95	8690	3.85	9230		
42			4.14	7830	4.00	8400	3.88	8970	3.79	9540		
44			4.07	8050	3.93	8650	3.82	9250	3.73	9850		
46					3.87	8900	3.77	9530	3.68	10160		
48					3.81	9150	3.72	9810	3.64	10470		
50					3.76	9400	3.67	10100	3.60	10790		
	EXTERIOR COMMON BRICK ON WOOD				ONE STORY FULL BASEMENT						R3-3-1 +B	
40	6.23	9960	5.97	10750	5.77	11540	5.60	12330	5.47	13120		
42			5.87	11100	5.67	11910	5.51	12730	5.38	13550		
44			5.78	11440	5.59	12290	5.43	13130	5.30	13980		
46					5.50	12660	5.35	13530	5.22	14410		
48					5.43	13030	5.28	13930	5.15	14840		
50					5.36	13400	5.21	14330	5.09	15270		

EXTERIOR COMMON BRICK ON WOOD 1½ STORY NO BASEMENT R3-3-1.5 -B

DIMENSIONS IN LINEAR FEET

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	5.14	8230	4.94	8890	4.78	9550	4.64	10210	4.53	10870		
42			4.84	9150	4.69	9850	4.57	10550	4.46	11250		
44			4.76	9420	4.61	10150	4.50	10880	4.40	11620		
46					4.54	10450	4.43	11220	4.35	12000		
48					4.48	10760	4.38	11560	4.30	12370		
50					4.43	11070	4.33	11910	4.25	12740		
	EXTERIOR COMMON BRICK ON WOOD				1½ STORY FULL BASEMENT						R3-3-1.5 +B	
40	6.99	11180	6.72	12090	6.50	13010	6.33	13920	6.18	14840		
42			6.61	12490	6.40	13440	6.23	14390	6.09	15340		
44			6.51	12890	6.31	13870	6.14	14850	6.00	15840		
46					6.22	14300	6.06	15320	5.92	16340		
48					6.14	14740	5.98	15780	5.84	16830		
50					6.07	15170	5.91	16250	5.77	17330		
	EXTERIOR COMMON BRICK ON WOOD				TWO STORY NO BASEMENT						R3-3-2 -B	
40	6.78	10850	6.51	11720	6.30	12590	6.12	13460	5.97	14340		
42			6.39	12070	6.18	12980	6.02	13900	5.88	14820		
44			6.27	12420	6.08	13380	5.93	14340	5.80	15300		
46					6.00	13790	5.84	14780	5.72	15780		
48					5.92	14200	5.77	15230	5.65	16260		
50					5.84	14600	5.70	15670	5.58	16740		
	EXTERIOR COMMON BRICK ON WOOD				TWO STORY FULL BASEMENT						R3-3-2 +B	
40	8.71	13930	8.38	15080	8.11	16220	7.90	17370	7.72	18520		
42			8.24	15580	7.98	16760	7.77	17940	7.59	19130		
44			8.12	16080	7.86	17300	7.65	18520	7.48	19740		
46					7.76	17840	7.55	19090	7.37	20350		
48					7.66	18380	7.45	19670	7.28	20970		
50					7.57	18920	7.36	20250	7.19	21580		

EXTERIOR COMMON BRICK ON WOOD 2½ STORY FULL BASEMENT R3-3-2.5 -B

D I M E N S I O N S I N L I N E A R F E E T

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	7.51	12020	7.22	13000	7.00	13990	6.81	14980	6.65	15970		
42			7.10	13410	6.88	14450	6.70	15480	6.55	16510		
44			6.98	13820	6.77	14900	6.60	15980	6.46	17060		
46					6.68	15360	6.51	16480	6.38	17600		
48					6.59	15820	6.43	16980	6.30	18140		
50					6.51	16280	6.36	17480	6.23	18690		

EXTERIOR COMMON BRICK ON WOOD 2½ STORY NO BASEMENT R3-3-2.5 +B

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	9.47	15160	9.12	16420	8.85	17690	8.62	18960	8.43	20230		
42			8.98	16970	8.70	18280	8.48	19600	8.30	20910		
44			8.85	17530	8.58	18880	8.36	20240	8.18	21590		
46					8.47	19470	8.25	20870	8.07	22270		
48					8.36	20070	8.15	21510	7.97	22950		
50					8.27	20570	8.05	22150	7.88	23630		

RESIDENTIAL GROUP

DUPLEX

CLASS 4

Basement: seven foot headroom; one-half plastered; good concrete floor; water closet
Roofing: Best wood or asbestos shingle or slate
Flooring: Good hardwood or linoleum on sub-floor
Attic: M and D floor; one-half sealed and partitioned
Doors and Windows: Heavy stock; good hardware; extra clear common glass
Interior Wall Finish: Good paper on three-coat plaster
Interior Trim: Good hardwood, well finished
Built-in Features: Kitchen cabinet; linen closets; book cases
Heating, per Family: Steam or hot water or hot air; automatic control; one inside chimney fireplace
Plumbing, per Family: Two bathrooms tiled; washroom on first floor; water closet in basement; laundry tubs; hot water supply; good fixtures
Lighting: Well equipped with extra outlets and switches; good fixtures
Unit Cost: Per square foot of ground area

EXTERIOR WOOD SIDING OR STUCCO ON WOOD ONE STORY FULL BASEMENT R3-4-1 +B

D I M E N S I O N S I N L I N E A R F E E T

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	8.91	14150	8.55	15390	8.27	16530	8.03	17670	7.85	18830		
42			8.41	15690	8.13	17070	7.90	18260	7.72	19450		
44			8.28	16390	8.00	17620	7.79	18850	7.60	20070		
46					7.89	18150	7.68	19430	7.50	20700		
48					7.79	18690	7.58	20010	7.41	21330		
50					7.70	19250	7.49	20600	7.32	21950		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 1½ STORY FULL BASEMENT R3-4-1.5 +B

	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	9.86	15780	9.49	17090	9.20	18390	8.95	19700	8.75	21010		
42			9.34	17660	9.05	19010	8.82	20370	8.62	21730		
44			9.21	18230	8.92	19630	8.69	21040	8.51	22460		
46					8.80	20250	8.58	21720	8.40	23180		
48					8.70	20870	8.48	22390	8.30	23900		
50					8.60	21500	8.39	23060	8.21	24620		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD TWO STORY FULL BASEMENT R3-4-2 +B

	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	12.20	19520	11.75	21150	11.40	22790	11.10	24420	10.88	26060		
42			11.57	21860	11.21	23560	10.93	25250	10.69	26940		
44			11.40	22580	11.06	24330	10.78	26080	10.54	27830		
46					10.91	25100	10.63	26900	10.40	28710		
48					10.78	25860	10.50	27730	10.28	29600		
50					10.65	26630	10.38	28550	10.16	30480		

EXTERIOR WOOD SIDING OR STUCCO ON WOOD 2½ STORY FULL BASEMENT R3-4-2.5 +B

40	13.16	21050	12.69	22850	12.33	24650	12.02	26450	11.77	28250		
42			12.50	23630	12.14	25490	11.84	27350	11.60	29220		
44			12.33	24420	11.97	26340	11.68	28260	11.44	30200		
46					11.82	27180	11.53	29170	11.29	31170		
48					11.68	28030	11.40	30090	11.16	32150		
50					11.55	28880	11.28	31010	11.05	33140		

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE ONE STORY FULL BASEMENT R3-4-1 +B

40	9.24	14790	8.87	15960	8.57	17140	8.33	18320	8.13	19500		
42			8.72	16480	8.43	17700	8.19	18920	7.99	20140		
44			8.59	17000	8.30	18280	8.07	19520	7.87	20780		
46					8.18	18810	7.95	20120	7.76	21420		
48					8.07	19360	7.85	20720	7.66	22070		
50					7.96	19910	7.75	21320	7.58	22730		

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE 1½ STORY FULL BASEMENT R3-4-1.5 +B

40	10.38	16600	9.98	17960	9.66	19310	9.39	20660	9.18	22020		
42			9.81	18540	9.50	19950	9.24	21350	9.03	22760		
44			9.66	19120	9.35	20560	9.11	22040	8.90	23500		
46					9.23	21220	8.98	22730	8.78	24240		
48					9.11	21870	8.87	23430	8.68	24990		
50					9.01	22520	8.77	24120	9.58	25730		

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE TWO STORY FULL BASEMENT R3-4-2 +B

	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	12.88	20600	12.39	22300	12.00	24000	11.68	25700	11.42	27400		
42			12.19	23040	11.81	24800	11.49	26550	11.23	28310		
44			12.02	23790	11.64	25600	11.33	27410	11.07	29220		
46					11.48	26400	11.17	28260	10.92	30130		
48					11.33	27190	11.03	29110	10.78	31040		
50					11.19	27980	10.89	29960	10.66	31950		

EXTERIOR STUCCO ON CONCRETE BLOCK OR TILE 2½ STORY FULL BASEMENT R3-4-2.5 +B

40	14.00	22400	13.49	24280	13.08	26160	12.75	28050	12.48	29940		
42			13.28	25100	12.88	27050	12.55	29000	12.28	30950		
44			13.09	25920	12.70	27930	12.37	29940	12.10	31950		
46					12.53	28820	12.21	30890	11.94	32960		
48					12.38	29700	12.06	31830	11.80	33970		
50					12.23	30580	11.92	32780	11.66	34980		

EXTERIOR FACE BRICK ON WOOD ONE STORY FULL BASEMENT R3-4-1 +B

40	9.57	15310	9.19	16540	8.88	17760	8.63	18998	8.42	20210		
42			9.04	17060	8.73	18340	8.48	19600	8.28	20860		
44			8.90	17610	8.60	18910	8.35	20210	8.15	21510		
46					8.47	19490	8.23	20820	8.03	22160		
48					8.36	20060	8.12	21430	7.92	22810		
50					8.25	20630	8.02	22050	7.82	23470		

EXTERIOR FACE BRICK ON WOOD 1½ STORY FULL BASEMENT R3-4-1.5 +B

40	10.76	17220	10.33	18600	9.99	19980	9.71	21360	9.48	22740		
42			10.16	19210	9.82	20630	9.55	22050	9.31	23470		
44			10.01	19810	9.67	21270	9.40	22740	9.17	24200		
46					8.53	21920	9.26	23430	9.04	24940		
48					9.40	22560	9.14	24120	8.91	25670		
50					9.28	23210	9.02	24810	8.80	26400		

	EXTERIOR	FACE BRICK ON WOOD				TWO STORY FULL BASEMENT				R3-4-2		+B
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	13.48	21560	12.94	23290	12.51	25010	12.15	26740	11.86	28460		
42			12.72	24040	12.30	25820	11.95	27600	11.56	29380		
44			12.53	24800	12.10	26630	11.76	28460	11.48	30300		
46					11.93	27430	11.59	29320	11.31	31210		
48					11.76	28230	11.43	30180	11.16	32130		
50					11.62	29040	11.29	31040	11.02	33050		
	EXTERIOR	FACE BRICK ON WOOD				2½ STORY FULL BASEMENT				R3-4-2.5 +B		
40	14.67	23470	14.08	25350	13.62	27230	13.23	29110	12.91	30990		
42			13.85	26170	13.39	28110	13.01	30050	12.69	31990		
44			13.64	27000	13.18	28990	12.81	30990	12.50	32990		
46					12.98	29860	12.62	31930	12.32	33990		
48					12.81	30740	12.45	32860	12.15	34990		
50					12.65	31620	12.29	33800	12.00	35990		
	EXTERIOR	FACE BRICK ON CONC.BLK.OR TILE				ONE STORY FULL BASEMENT				R3-4-1		+B
40	9.64	15420	9.24	16640	8.93	17850	8.66	19060	8.45	20270		
42			9.08	17170	8.77	18420	8.52	19670	8.30	20920		
44			8.93	17690	8.63	18980	8.38	20270	8.17	21560		
46					8.56	19550	8.25	20880	8.05	22210		
48					8.38	20110	8.14	21480	7.94	22860		
50					8.27	20670	8.03	22090	7.84	23510		
	EXTERIOR	FACE BRICK ON CONC.BLK.OR TILE				1½ STORY FULL BASEMENT				R3-4-1.5		+B
40	10.99	17580	10.54	18970	10.18	20350	9.88	21730	9.63	23110		
42			10.35	19570	10.00	21000	9.71	22420	9.46	23850		
44			10.19	20170	9.84	21640	9.56	23110	9.31	24580		
46					9.69	22290	9.41	23800	9.17	25320		
48					9.55	22920	9.28	24490	9.05	26060		
50					9.42	23560	9.16	25180	8.93	26800		

	EXTERIOR	FACE BRICK ON CONCRETE BLOCK OR TILE				TWO STORY FULL BASEMENT				R3-4-2		+B
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	14.17	22670	13.59	24460	13.13	26250	12.74	28030	12.42	29810		
42			13.35	25240	12.90	27080	12.52	28920	12.21	30760		
44			13.14	26010	12.69	27910	12.32	29810	12.01	31710		
46					12.50	28740	12.13	30700	11.83	32660		
48					12.32	29570	11.97	31590	11.67	33610		
50					12.16	30400	11.81	32480	11.52	34570		
	EXTERIOR	FACE BRICK ON CONCRETE BLOCK OR TILE				2½ STORY FULL BASEMENT				R3-4-2.5 +B		
40	15.52	24830	14.88	26790	14.38	28750	13.95	30700	13.60	32650		
42			14.62	27640	14.12	29660	13.71	31670	13.37	33690		
44			14.39	28490	13.90	30570	13.49	32650	13.16	34730		
46					13.69	31480	13.29	33620	12.96	35770		
48					13.50	32390	13.11	34600	12.78	36810		
50					13.32	33290	12.93	35570	12.62	37860		
	EXTERIOR	FABE BRICK ON BRICK				ONE STORY FULL BASEMENT				R3-4-1		+B
40	10.03	16050	9.62	17310	9.29	18570	9.01	19830	8.79	21090		
42			9.45	17860	9.12	19150	8.85	20440	8.62	21730		
44			9.30	18410	8.97	19730	8.70	21060	8.48	22390		
46					8.83	20310	8.57	21680	8.35	23040		
48					8.71	20900	8.45	22300	8.23	23700		
50					8.59	21480	8.33	22920	8.12	24360		
	EXTERIOR	FACE BRICK ON BRICK				1½ STORY FULL BASEMENT				R3-4-1.5 +B		
40	11.44	18300	10.96	19730	10.59	21170	10.28	22610	10.02	24040		
42			10.77	20360	10.40	21830	10.09	23300	9.83	24780		
44			10.60	20990	10.20	22490	9.92	24000	9.67	25520		
46					10.07	23150	9.77	24710	9.52	26270		
48					9.93	23820	9.63	25420	9.38	27020		
50					9.80	24490	9.50	26130	9.26	27770		

EXTERIOR FACE BRICK ON BRICK					TWO STORY FULL BASEMENT					R3-4-2 +B		
	DIMENSIONS IN LINEAR FEET											
	40		45		50		55		60			
	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST	S.F. COST	TOTAL COST
40	14.76	23610	14.14	25460	13.66	27310	13.25	29150	12.91	30990		
42			13.90	26280	13.41	28170	13.02	30070	12.68	31960		
44			13.67	27070	13.19	29020	12.80	30970	12.47	32920		
46					12.99	29880	12.60	31890	12.25	33890		
48					12.80	30730	12.42	32790	12.10	34850		
50					12.64	31590	12.25	33700	11.94	35820		

	EXTERIOR FACE BRICK ON BRICK				2½ STORY FULL BASEMENT					R3-4-2.5 +B		
40	16.16	25860	15.49	27880	14.95	29900	14.51	31920	14.15	33940		
42			15.22	28760	14.69	30840	14.25	32920	13.89	35000		
44			14.97	29640	14.45	31780	14.02	33920	13.66	36060		
46					14.23	32720	13.80	34920	13.44	37120		
48					14.03	33660	13.61	35920	13.26	38180		
50					13.84	34600	13.43	36920	13.08	39240		

RESIDENTIAL GROUP

SIAMESE

CLASS 1

Basement: If any, six foot headroom; dirt floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Common matched boards on light joists
Attic Finish: None
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Very cheap paper, if any
Interior Trim: None
Built-in Features: Open shelving
Heating, per Unit: Stoves
Plumbing, per Unit: One bathroom; one sink; old style fixtures
Lighting: Minimum quantity; cheap fixtures
Unit Cost: Per square foot of ground area

R4- 1	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONC. BLK. OR TILE OR PLAIN CONCRETE BLOCK			
UNIT SIZE	TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	-BASMT.	+ BASMT	-BASMT	+ BASMT	- BASMT	+ BASMT	-BASMT	+BASMT
16 x30	4.83	5.77	6.32	7.26	5.80	6.25	7.58	8.04
16 x40	4.42	5.30	5.82	6.70	5.31	5.74	7.00	7.43
16 x50	4.18	5.02	5.53	6.37	5.01	5.44	6.64	7.06
20 x30	4.37	5.24	5.74	6.61	5.24	5.67	6.89	7.32
20 x40	4.01	4.81	5.30	6.10	4.81	5.22	6.36	6.77
20 x50	3.80	4.56	5.03	5.80	4.55	4.95	6.04	6.44
24 x30	4.08	4.89	5.42	6.15	4.89	5.30	6.45	6.87
24 x40	3.74	4.49	4.95	5.70	4.49	4.88	5.94	6.34
24 x50	3.54	4.25	4.70	5.41	4.24	4.63	5.64	6.03

R4- 1	SOLID COMMON BRICK				COMMON BRICK ON WOOD			
16 x30	6.71	7.17	8.90	9.35	5.76	6.70	7.71	8.65
16 x40	6.14	6.58	8.18	8.62	5.27	6.15	7.10	7.98
16 x50	5.80	6.22	7.75	8.18	4.98	5.82	6.73	7.57
20 x30	6.06	6.49	8.06	8.49	5.18	6.04	6.96	7.82
20 x40	5.53	5.95	7.38	7.80	4.74	5.54	6.39	7.19
20 x50	5.22	5.62	6.98	7.38	4.47	5.24	6.05	6.82
24 x30	5.62	6.04	7.49	7.91	4.81	5.63	6.47	7.29
24 x40	5.11	5.51	6.83	7.24	4.39	5.14	5.93	6.68
24 x50	4.80	5.19	6.44	6.83	4.13	4.85	5.60	6.31

SIAMESE

CLASS 2

Basement: If any, six foot headroom; concrete floor; bare walls
Roofing: Cheap shingle or composition
Flooring: Hard pine flooring on light sub-floor
Attic: Rough board floor; bare walls
Doors and Windows: Light stock; cheap hardware
Interior Wall Finish: Cheap paper, on two-coat plaster
Interior Trim: Small amount of cheap stock trim
Built-in Features: Small kitchen cabinet
Heating, per Unit: Hot-air furnace or Arcola type plant
Plumbing, per Unit: One bathroom; one sink; cheap fixtures
Lighting: Small amount; cheap fixtures
Unit Cost: Per square foot of ground area

R4- 2	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONC.BLOCK OR TILE OR PLAIN CONCRETE BLOCK			
UNIT SIZE	TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	-BASMT.	+ BASMT	-BASMT.	+ BASMT	- BASMT	+ BASMT	-BASNT	+BASMT
16 x30	5.50	7.19	7.00	8.74	6.62	7.85	8.45	9.76
16 x40	5.06	6.63	6.47	8.11	6.09	7.25	7.81	9.04
16 x50	4.80	6.32	6.16	7.74	5.76	6.88	7.43	8.61
20 x30	5.00	6.55	6.38	8.00	6.00	7.14	7.68	8.90
20 x40	4.60	6.03	5.91	7.39	5.50	6.56	7.08	8.20
20 x50	4.36	5.71	5.62	7.04	5.21	6.21	6.71	7.78
24 x30	4.67	6.12	5.98	7.51	5.60	6.69	7.19	8.35
24 x40	4.29	5.68	5.53	6.98	5.12	6.17	6.60	7.72
24 x50	4.07	5.41	5.25	6.66	4.84	5.86	6.25	7.34
R4- 2	SOLID COMMON BRICK				COMMON BRICK ON WOOD			
16 x30	7.29	8.53	9.45	10.74	6.33	8.02	8.25	10.00
16 x40	6.70	7.86	8.73	9.95	5.82	7.40	7.62	9.26
16 x50	6.34	7.46	9.29	9.47	5.52	7.02	7.25	8.82
20 x30	6.60	7.74	8.58	9.80	5.74	7.29	7.50	9.12
20 x40	6.04	7.10	7.89	9.01	5.28	6.70	6.92	8.41
20 x50	5.71	6.72	7.47	8.54	5.00	6.34	6.57	7.97
24 x30	6.15	7.25	8.03	9.18	5.36	6.83	7.02	8.56
24 x40	5.61	6.66	7.34	8.45	4.91	6.30	6.45	7.90
24 x50	5.29	6.32	6.92	8.02	4.64	5.98	6.11	7.51

SIAMESE

CLASS 3

Basement: If any, seven foot headroom; concrete floor; bare walls
Roofing: Good wood or composition shingle
Flooring: Plain hardwood on light sub-floor
Attic: Matched board floor; bare walls
Doors and Windows: Medium grade stock and hardware
Interior Wall Finish: Medium grade paper on two-coat plaster
Interior Trim: Plain hardwood, medium finish
Built-in Features: Kitchen cabinet; linen closets
Heating, per Unit: Hot air furnace or Arcola type plant; one blind fireplace
Plumbing, per Unit: One bathroom; one sink; hot water supply; laundry tubs; medium grade fixtures
Lighting: Few extra outlets; medium grade fixtures
Unit Cost: Per square foot of ground area

R4- 3	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONC.BLOCK OR TILE OR PLAIN CONCRETE BLOCK			
UNIT SIZE	TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	-BASMT.	+ BASMT	-BASMT.	+ BASMT	- BASMT	+ BASMT	-BASMT	+BASMT
16 x30	7.79	10.26	10.11	12.71	8.49	10.83	11.02	13.50
16 x40	7.17	9.49	9.31	11.74	7.80	10.00	10.13	12.45
16 x50	6.79	9.01	8.83	11.17	7.39	9.50	9.61	11.84
20 x30	7.07	9.36	9.19	11.60	7.68	9.86	9.98	12.28
20 x40	6.51	8.62	8.47	10.69	7.05	9.06	9.16	11.30
20 x50	6.18	8.17	8.03	10.14	6.56	8.57	6.66	10.70
24 x30	6.61	8.78	8.59	10.87	7.16	9.24	9.32	11.50
24 x40	6.08	8.12	7.90	10.08	6.56	8.52	8.53	10.61
24 x50	5.76	7.73	7.49	9.59	6.19	8.09	8.05	10.07
R4 -3	SOLID COMMON BRICK				COMMON BRICK ON WOOD			
16 x30	9.41	11.76	12.22	14.70	8.74	10.98	11.36	13.72
16 x40	8.64	10.93	11.23	13.55	8.05	10.12	10.45	12.66
16 x60	8.19	10.28	10.63	12.86	7.62	9.62	9.91	12.02
20 x30	8.52	10.67	11.07	13.36	7.93	9.99	10.30	12.48
20 x40	7.80	9.81	10.13	12.26	7.28	9.17	9.47	11.47
20 x50	7.38	9.28	9.58	11.60	6.89	8.69	8.96	10.87
24 x30	7.94	10.01	10.31	12.50	7.40	9.35	9.62	11.68
24 x40	7.24	9.20	9.41	11.49	6.78	8.62	8.82	10.77
24 x50	6.82	8.72	8.87	10.88	6.41	8.18	8.32	10.21

RESIDENTIAL GROUP

SIAMESE

CLASS 4

Basement: seven foot headroom; one-half plastered; good concrete floor; water closet
Roofing: Best wood or asbestos shingle or slate
Flooring: Good hardwood or linoleum on sub-floor
Attic: M and D floor; one-half sealed and partitioned
Doors and Windows: Heavy stock; good hardware; extra clear common glass
Interior Wall Finish: Good paper on three-coat plaster
Interior Trim: Good hardwood, well finished
Built-in Features: Kitchen cabinet; linen closets; bookcases
Heating, per Unit: Steam or hot water or hot air; automatic control; one inside chimney fireplace
Plumbing, per Unit: Two bathrooms tiled; washroom on first floor; water closet in basement; laundry tubs; hot water supply; good fixtures
Lighting: Well equipped with extra outlets and switches; good fixtures
Unit Cost: Per square foot of ground area

R4- 4	WOOD SIDING OR STUCCO ON WOOD				STUCCO ON CONCRETE BLOCK			
UNIT SIZE	TWO STORY		THREE STORY		TWO STORY		THREE STORY	
	-BASMT.	+ BASMT	-BASMT.	+ BASMT	- BASMT	+ BASMT	-BASMT	+BASMT
16 x30		15.38		19.25		15.72		19.64
16 x40		14.22		17.80		14.50		18.11
16 x50		13.52		16.90		13.76		17.21
20 x30		14.04		17.55		14.29		17.86
20 x40		12.92		16.18		13.13		16.43
20 x50		12.26		15.35		12.43		15.57
24 x30		13.16		16.47		13.39		16.77
24 x40		12.17		15.25		12.35		15.47
24 x50		14.60		14.53		11.73		14.69
R4- 4	FACE BRICK ON WOOD				FACE BRICK ON BLOCK OR TILE			
16 x30		16.62		20.81		17.57		21.95
16 x40		15.36		19.18		16.20		20.22
16 x50		14.57		18.22		15.37		19.20
20 x30		15.13		18.92		15.95		19.90
20 x40		13.88		17.37		14.60		18.27
20 x50		13.14		16.45		13.80		17.27
24 x30		14.16		17.71		14.92		18.65
24 x40		13.03		16.30		13.69		17.12
24 x50		12.34		15.47		12.95		16.21

TENEMENTS AND APARTMENT BUILDINGS—GROUP R5

ITEM	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6
TYPE	Tenement, 2 to 4 story, walk-up	Tenement, 2 to 5 story, walk-up	Apartment building, 2 to 5 story, walk-up	Modern fireproof apartment building	High-grade modern apartment building	Costly modern apartment building
FOUNDATION	Wood sills and masonry piers	Masonry walls	Masonry walls	Masonry walls with spread footings and piling when necessary	Masonry walls with spread footings and piling when necessary	Masonry walls with spread footings and piling when necessary
BASEMENT	None	Full; concrete floor; bare walls	Full; concrete floor; bare walls; locker room	Full; concrete floor; plastered walls; locker and laundry facilities	Full; concrete floor; plastered walls; locker and laundry facilities	Full; concrete floor; plastered walls; locker and laundry facilities
WALL CONSTRUCTION	Wood siding on wood frame	Wood siding on wood frame, or common brick	Front wall face brick; others common brick; small amount of plain trim	Steel or reinforced concrete frame; street walls of face brick; others common brick; small amount plain trim	Steel or reinforced concrete frame; street walls of face brick; others common; good stone or terra cotta trim	Steel or reinforced concrete frame; street walls face brick; others common; liberal amount of stone or terra cotta trim
FLOORING	Matched board, on light joists	Hard pine and light subfloor; wood joists	Plain hardwood and subfloor on wood joists	Good hardwood or linoleum on sub-floor over slab	Best hardwood or linoleum on soundproof sub-floor	Soundproof; best parquet, mosaic, terrazzo or marble
DOORS AND WINDOWS	Light stock; cheap hardware	Light stock; cheap hardware	Medium stock; medium hardware	Heavy stock; good hardware; extra clear common glass	Best stock; heavy hardware; plate glass	Special stock and hardware; heavy plate glass
INTERIOR FINISH	Very cheap paper, if any; no trim	Cheap paper; cheap stock trim	Medium paper; hardwood trim, medium finish	Good paper; good hardwood trim, well finished	Expensive paper or tinting; best stock trim; some paneling or wainscot	Best paper; ornamental plaster or other decoration, specially detailed
BUILT-IN FEATURES	Open shelving	Small kitchen cabinets	Kitchen cabinets and linen closets	Kitchen cabinets, linen closets and bookcases	Liberal supply of service cabinets, etc.	Well equipped with service cabinets, etc.
HEATING	Stoves	Stoves	Individual hot air furnace or central steam heating plant; 1 blind fireplace	Steam heating; kitchen range; 1 chimney fireplace	Steam heating; kitchen range; 2 chimney fireplaces	Concealed radiators; range and other kitchen equipment; 2 or more chimney fireplaces
PLUMBING	1 bathroom and sink per unit; old style fixtures	1 bathroom and sink per unit; cheap fixtures	1 bathroom and sink; individual hot water supply; laundry tubs; medium fixtures	1 tiled bathroom; circulating hot water supply; laundry equipment in basement; good fixtures	2 tiled bathrooms; circulating hot water supply; best stock fixtures	1 tiled bathroom per bedroom; showers and other equipment; special grade fixtures
LIGHTING	Minimum quantity; cheap fixtures	Small quantity; cheap fixtures	Few extra outlets; medium fixtures	Well supplied with lighting and service outlets; good fixtures	Well supplied with lighting and service outlets; best stock fixtures	Well equipped with lighting and service outlets and switches; special grade fixtures
ELEVATORS	None	None	None	Electric passenger	Electric passenger	Passenger and service elevators
REFRIGERATORS	None	None	None	Unit or central plant	Unit or central plant	Unit or central plant
ENTRANCE	Plain stairways	Plain stairways	Plain stairways	Lobby and halls plainly furnished	Lobby and halls well decorated and furnished	Lobby and halls elaborately decorated and furnished

	Cost per square foot floor area		Cost per square foot floor area		Cost per square foot floor area		Cost per square foot floor area		Cost per square foot floor area		Cost per square foot floor area	
	Wood siding	Brick	Wood siding	Brick	Wood siding	Brick	Wood siding	Brick	Wood siding	Brick	Wood siding	Brick
2 STORY	$1.95		$2.78	$3.22		$4.13		$		$		$
3 STORY	1.88		2.44	3.02		3.93						
4 STORY	1.84		2.33	2.92		3.83		6.21		7.68		10.93
5 STORY				2.90		3.83		6.29		7.81		11.10
6 STORY								6.32		7.90		11.20
10 STORY								6.74		8.30		11.75
15 STORY								7.32		9.16		12.97

PRIVATE GARAGES—GROUP R6

ITEM	CLASS 1		CLASS 2		CLASS 3		CLASS 4		CLASS 5		CLASS 6	
WALL CONSTRUCTION	Wood siding or corrugated iron		Wood siding		Wood siding or stucco on wood		Concrete block, brick, or stucco on tile		Wood siding or stucco on wood		Face brick on brick or on tile	
FOUNDATION	Wood posts and sills		Walls built on concrete floor		Walls built on concrete floor		Separate concrete foundation		Separate concrete foundation		Separate concrete foundation	
ROOFING	Composition		Composition or cheap shingle		Good shingle		Good shingle or built-up T. and G.		Good shingle, slate, or tile		Good shingle, slate, or tile	
FLOORING	Cinder		Concrete		Concrete, sloped to drain		Concrete, sloped to drain		Concrete, sloped to drain		Concrete, sloped to drain	
INTERIOR FINISH	None		None		Walls sealed		None		Walls and ceiling sealed or plastered		Walls and ceiling plastered	
DOORS AND WINDOWS	Plain swing doors; no windows		Swing or sliding doors; small windows		Swing or sliding doors, glazed; well lighted		Swing or sliding doors, glazed; well lighted		Patent doors, well lighted		Patent doors, well lighted	
HEATING	None		None		None		None		Gas or steam		Gas or steam	
PLUMBING	None		None		Hose connection and drain		Hose connection and drain		Hose connection, drain, washstand, and water-closet		Hose connection, drain, washstand, and water-closet	
LIGHTING	None		Open wiring		Open wiring		Open wiring		Wiring in conduit		Wiring in conduit	
	Size	Square foot cost	Size	Square foot cost	Size	Square foot cost	Size	Square foot cost	Size	Square foot cost	Size	Square foot cost
1 CAR	8x12 to 12x18	$1.15	8x12 to 12x18	$1.30	10x12 to 12x20	$2.25	12x16 to 14x20	$3.15	12x16 to 14x20	$4.00	12x16 to 14x20	$5.65
2 CAR	16x12 to 20x18	1.05	16x12 to 20x18	1.15	18x12 to 20x20	1.80	22x16 to 26x20	2.30	22x16 to 26x20	2.70	22x16 to 26x20	3.75
3 CAR	24x18 to 28x18	1.00	24x12 to 28x18	1.10	28x12 to 30x20	1.55	32x16 to 36x20	2.00	32x16 to 36x20	2.40	32x16 to 36x20	3.30
4 CAR	32x12 to 38x18	.95	32x12 to 38x18	1.05	38x12 to 40x20	1.45	40x16 to 46x20	1.90	40x16 to 46x20	2.20	40x16 to 46x20	3.00

PRIVATE GARAGES WITH FULL HEIGHT 2ND FLOOR APARTMENT—GROUP R7

ITEM	CLASS 3 Garage—R6-3 Apartment—R1-3		CLASS 4 Garage—R6-4 Apartment—R1-3		CLASS 5 Garage—R6-5 Apartment—R1-3		CLASS 6 Garage—R6-6 Apartment—R1-4	
WALL CONSTRUCTION	Wood siding or stucco on wood		Concrete block, brick or stucco on tile		Wooden siding or stucco on wood		Face brick on brick or tile	
FOUNDATION	Concrete foundation wall; no basement		Concrete foundation wall; no basement		Concrete foundation wall; no basement		Concrete foundation wall; no basement	
ROOFING	Good shingle		Good shingle or built-up		Good shingle, slate or tile		Good shingle, slate or tile	
FLOORING	1st floor concrete 2nd floor plain hardwood		1st floor concrete 2nd floor plain hardwood		1st floor concrete 2nd floor good hardwood		1st floor concrete 2nd floor good hardwood	
INTERIOR FINISH	1st floor sealed 2nd floor sealed or plastered and papered		1 st floor painted 2nd floor plastered and papered		1st floor plastered 2nd floor plastered and papered; some molding, cabinets, etc.		1st floor plastered 2nd floor plastered and papered; some molding, cabinets, etc.	
DOORS AND WINDOWS	Swing or sliding garage doors; medium grade stock and hardware above		Swing or sliding garage doors; medium grade stock and hardware above		Patent garage doors; good grade stock and hardware above		Patent garage doors; good grade stock and hardware above	
HEATING	Upper floor heated		Upper floor heated		Both floors heated		Both floors heated	
PLUMBING	Bathroom and sink; medium fixtures; hose connection and drain on first floor		Bathroom and sink; medium fixtures; hose connection and drain on first floor		Bathroom and sink; good fixtures; hose connection, drain and water-closet on first floor		Bathroom and sink; good fixtures; hose connection, drain and water-closet on first floor	
LIGHTING	Medium fixtures		Medium fixtures		Good fixtures		Good fixtures	
Size	Total cost	Per square foot	Total cost	Per square foot	Total cost	Per square foot	Total cost	Per square foot
20 x 18	$2580	$7.16	$3150	$8.74	$3300	$9.03	$4200	$11.68
24 x 20	3090	6.43	3750	7.82	3840	8.00	4950	10.31
30 x 20	3540	5.90	4210	7.02	4390	7.32	5620	9.37
30 x 30	4430	4.92	5160	5.73	5560	6.18	7050	7.83
36 x 20	3980	5.53	4680	6.50	4880	6.78	6290	8.73
36 x 30	4920	4.56	5670	5.25	6160	5.70	7830	7.25
46 x 30	5880	4.26	6640	4.81	7300	5.29	9200	6.67
46 x 40	7080	3.85	7760	4.22	8850	4.81	11000	6.00

ADJUSTMENTS FOR VARIATIONS FROM STANDARD SPECIFICATIONS

	UNIT	CLASS 1	CLASS 2	CLASS 3	CLASS 4	CLASS 5	CLASS 6
BASEMENT deduction varies with size of building, wall construction and type of heating plant		$	$	$	$	$	$
BASEMENT FLOOR: concrete	S. F. G. A.[1]	+.20	−.20	−.20	−.25		
FLOORING: hard pine or cheap hardwood	S. F. F. A.[2]	+.10					
good hardwood	S. F. F. A.		+.15	+.10			
best hardwood	S. F. F. A.			+.20	+.10		
HEATING: 1 story, hot air	S. F. G. A.	+.28					
steam	S. F. G. A.	+.50	+.27	+.23			
2 story, hot air	S. F. G. A.	+.38					
steam	S. F. G. A.	+.75	+.45	+.43			
EXTRA FIREPLACES:							
1 story, blind	Each	50.00	50.00	75.00			
inside chimney	Each	150.00	150.00	200.00	300.00	350.00	500.00
outside chimney	Each			250.00	400.00	450.00	700.00
2 story, blind	Each	50.00	50.00	75.00			
inside chimney	Each	180.00	180.00	250.00	375.00	425.00	600.00
outside chimney	Each			325.00	525.00	575.00	850.00
ATTIC FINISH: Matched board floor walls and ceiling plastered	S. F. F. A.	+.80	+.75	+.65			
Hardwood floor; partitioned; walls and ceiling plastered	S. F. F. A.			+.85	+.20		
PLUMBING: Extra bathroom, complete	Each	200.00	250.00	350.00	450.00	650.00	1,000.00
Laundry tubs		40.00	45.00	50.00			
Washroom, lavatory only	Each			100.00	125.00	150.00	250.00
Water closet	Each			125.00	150.00	200.00	300.00
Shower bath	Each				200.00	300.00	450.00

ADDITIONS FOR OPEN AND ENCLOSED PORCHES, PER SQUARE FOOT OF PORCH AREA

Type	Construction	Area about 30 square feet		Area about 150 square feet		Area about 300 square feet	
		Ordinary	High Gr.	Ordinary	High Gr.	Ordinary	High Gr.
Class 1							
Open top and sides	Wood	$1.20	$1.50	$.85	$1.10	$.70	$.90
	Brick	3.10	4.60	1.60	2.40	1.20	1.80
Class 2							
Roofed; open sides with railing	Wood	1.75	2.25	1.45	1.90	1.30	1.70
	Brick	3.65	5.40	2.20	3.30	1.80	2.70
Class 3							
Roofed and glassed in	Wood	4.10	5.20	2.40	3.10	1.90	2.50
	Brick	6.50	9.00	3.10	4.60	2.55	3.80
Class 4							
Roofed; permanent sides finished inside	Wood			3.40	4.40	2.60	3.40
	Brick			4.60	7.00	3.35	5.00
Class 5							
Canopy only	Wood	.55	.80	.60	.90	.60	.90

[1] Square foot of ground area.

[2] Square foot of floor area.

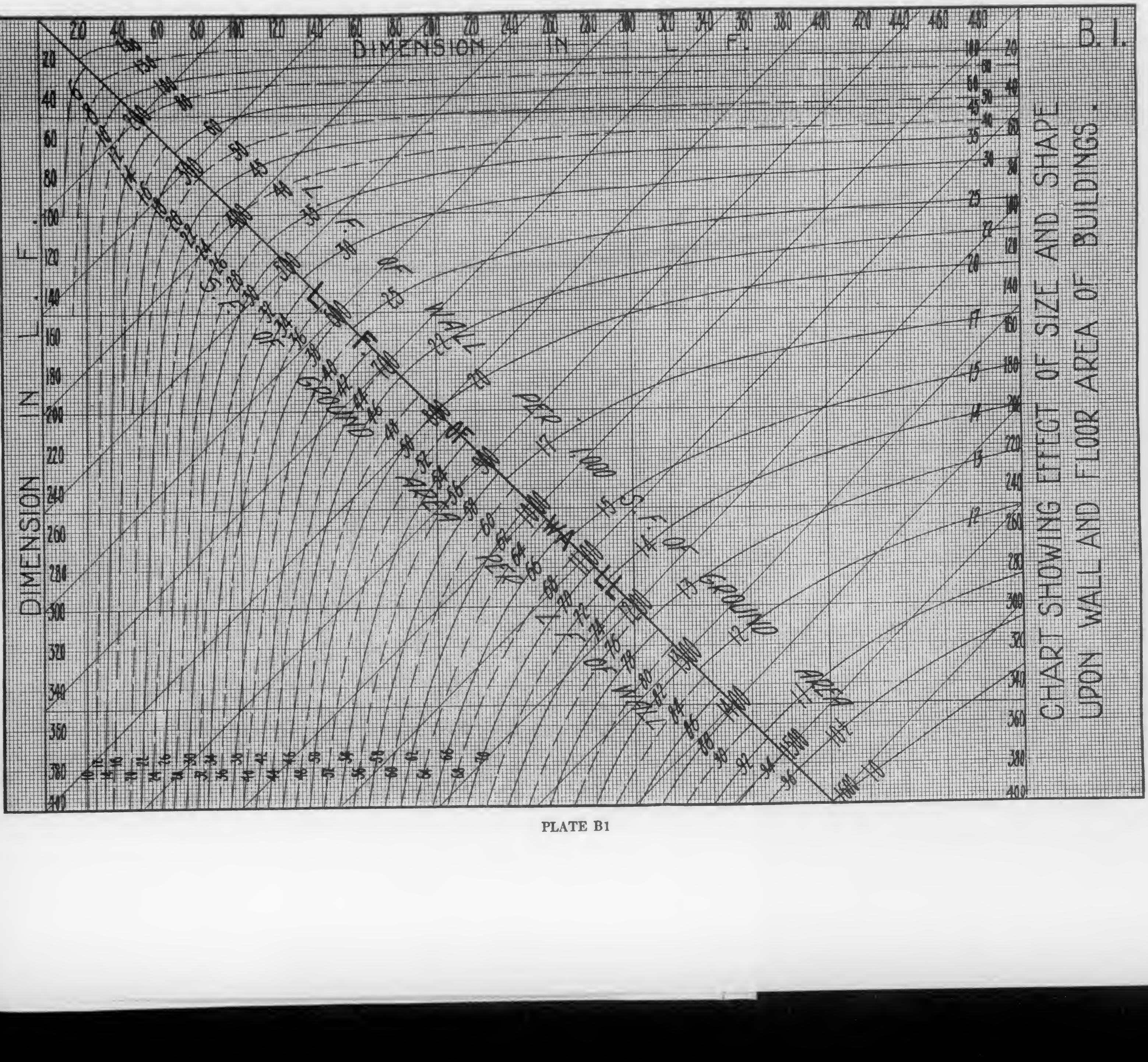

B. I.
CHART SHOWING EFFECT OF SIZE AND SHAPE
UPON WALL AND FLOOR AREA OF BUILDINGS.
DIMENSION IN L.F.
DIMENSION IN L.F.
L.F. OF WALL PER 1000 S.F. OF GROUND AREA
S.F. OF GROUND AREA PER L.F. OF WALL
20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400 420 440 460 480
20 40 60 80 100 120 140 160 180 200 220 240 260 280 300 320 340 360 380 400

PLATE B1

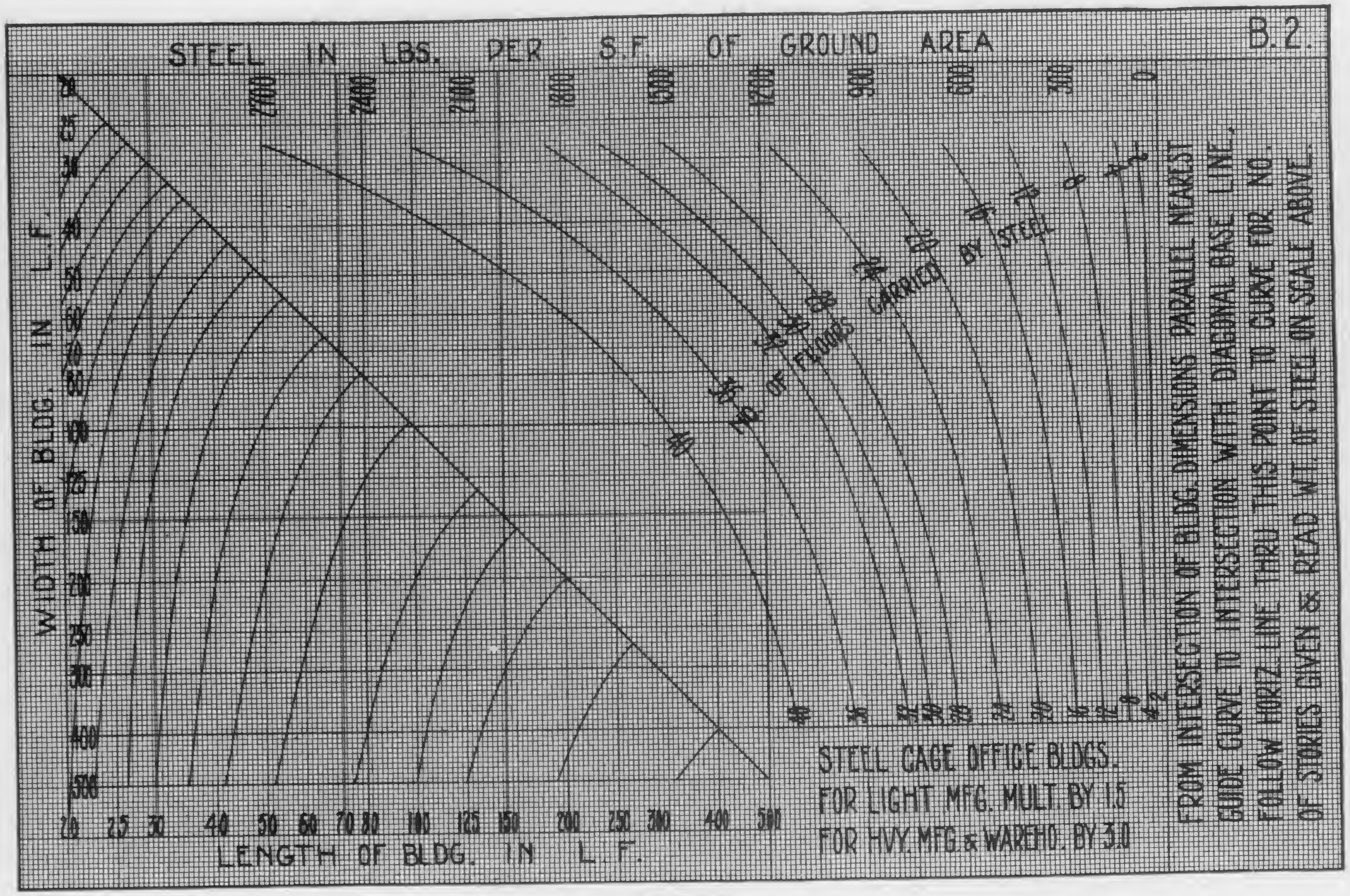

B.2.
STEEL IN LBS. PER S.F. OF GROUND AREA
2700
2400
2100
1800
1500
1200
900
600
300
0
WIDTH OF BLDG. IN L.F.
20
25
30
40
50
60
70
80
100
125
150
200
250
300
400
500
LENGTH OF BLDG. IN L.F.
20
25
30
40
50
60
70
80
100
125
150
200
250
300
400
500
NO. OF FLOORS CARRIED BY STEEL
STEEL CAGE OFFICE BLDGS.
FOR LIGHT MFG. MULT. BY 1.5
FOR HVY. MFG. & WAREHO. BY 3.0
FROM INTERSECTION OF BLDG. DIMENSIONS PARALLEL NEAREST GUIDE CURVE TO INTERSECTION WITH DIAGONAL BASE LINE. FOLLOW HORIZ. LINE THRU THIS POINT TO CURVE FOR NO. OF STORIES GIVEN & READ WT. OF STEEL ON SCALE ABOVE.

PLATE B2

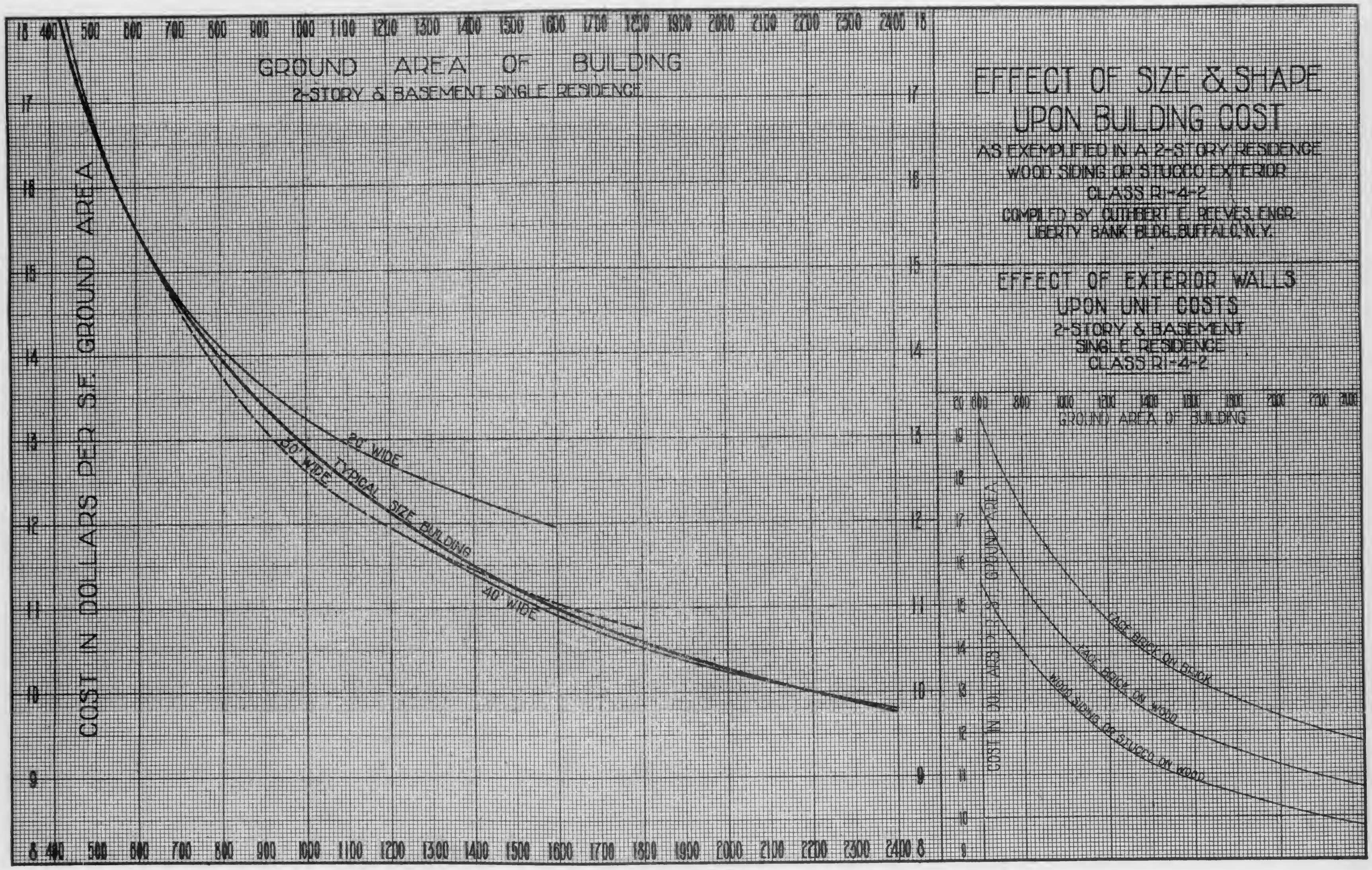

GROUND AREA OF BUILDING
2-STORY & BASEMENT SINGLE RESIDENCE
COST IN DOLLARS PER S.F. GROUND AREA
400
500
600
700
800
900
1000
1100
1200
1300
1400
1500
1600
1700
1800
1900
2000
2100
2200
2300
2400
18
17
16
15
14
13
12
11
10
9
8
20' WIDE
30' WIDE
TYPICAL SIZE BUILDING
40' WIDE
EFFECT OF SIZE & SHAPE UPON BUILDING COST
AS EXEMPLIFIED IN A 2-STORY RESIDENCE
WOOD SIDING OR STUCCO EXTERIOR
CLASS R1-4-2
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.
EFFECT OF EXTERIOR WALLS UPON UNIT COSTS
2-STORY & BASEMENT
SINGLE RESIDENCE
CLASS R1-4-2
GROUND AREA OF BUILDING
COST IN DOLLARS PER S.F. GROUND AREA
20
19
600
800
1000
1200
1400
1600
1800
2000
2200
2400
FACE BRICK ON BRICK
FACE BRICK ON WOOD
WOOD SIDING OR STUCCO ON WOOD

PLATE BC1

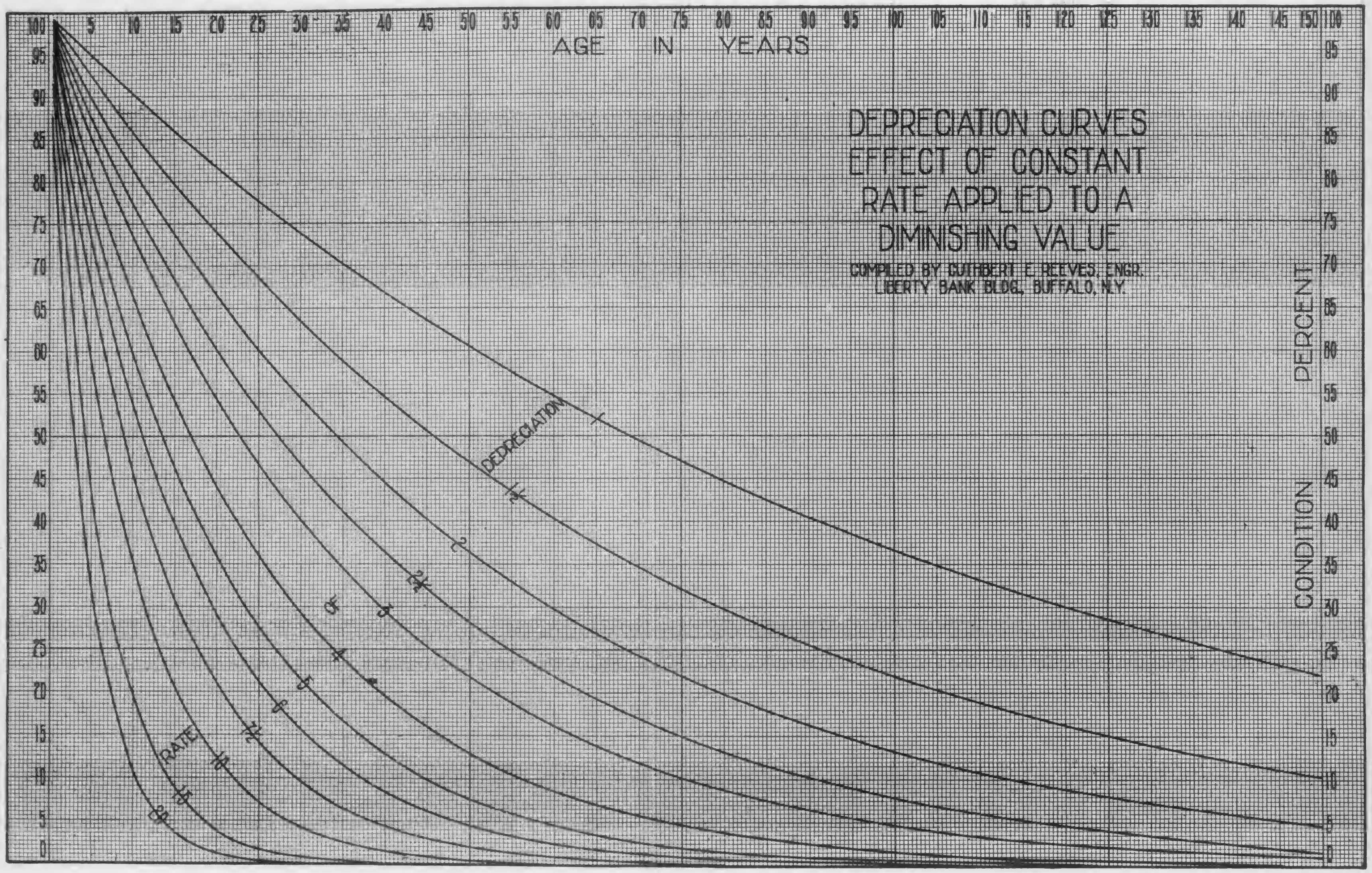

DEPRECIATION CURVES
EFFECT OF CONSTANT
RATE APPLIED TO A
DIMINISHING VALUE
COMPILED BY CUTHBERT E. REEVES, ENGR.
LIBERTY BANK BLDG., BUFFALO, N.Y.
AGE IN YEARS
100
5
10
15
20
25
30
35
40
45
50
55
60
65
70
75
80
85
90
95
100
105
110
115
120
125
130
135
140
145
150
CONDITION PERCENT
95
90
85
80
75
70
65
60
55
50
45
40
35
30
25
20
15
10
5
0
RATE OF DEPRECIATION
1½
2
2½
3
4
5
6
7½
10
15
20

PLATE D1

MUNICIPAL ADMINISTRATION SERVICE

261 Broadway, New York City

The Municipal Administration Service was established jointly by the National Municipal League and the Governmental Research Association to serve as a central clearing house for research and information on city government. It has unusual facilities for assisting city officials, chambers of commerce, research bureaus, and all others who are working to solve the problems of their local governments.

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